

001747

Nuri & Ann Ozgunduz

4625 Van Dyke Ave
San Diego, CA 92116
(619) 269-4935

CITY PLANNING
COMMISSION

NOV 05 2007

RECEIVED

November 5, 2007

City of San Diego Planning Commission Sent by Fax to 231-3200
1222 First Avenue, 4th Floor
San Diego, CA 92101

RE: Project Number 105244 "Kensington Terrace"

Dear Commission Members:

This letter is in regards to information presented by Allard Janisen at a community meeting on November 1, 2007.

We take issue with the size of this project. A 52,000 sq. ft. 3-story building does not coincide with the unique small-town architecture of Kensington. The project should be scaled back to a 2-story structure consisting of much needed residential units and small retail shops consistent with the present structures along Adams Avenue.

We also take issue with the traffic this project is projected to generate. A City traffic study of Adams Avenue conducted in 2007 revealed 17,125 vehicles per day from I-15 to Kensington Drive, and 14,170 vehicles per day from Kensington Drive to Marlborough. The capacity for Adams Avenue is 10,000 vehicles. Clearly, the present traffic figures far exceed the 10,000 vehicle capacity. It is projected that this project will generate an additional 2,479 vehicles on Adams Avenue.

The proposed changes to Adams Avenue and the addition of a traffic signal at Kensington Drive will not mitigate the increase in traffic. Presently, vehicles are backed up from I-15 to Biona during peak morning hours.

City Planning Commission
Project Number 105244

-2-

November 5, 2007

Mr. Jansen originally told the community that the alley behind this project would be one-way from Marlborough to Edgeware Road. He stated on November 1st that the alley would have two-way traffic. This will add to the traffic congestion in the 4700 block of Marlborough. We support the original proposal of one-way traffic with the vehicles exiting on Edgeware Road and a traffic signal installed at Adams and Edgeware. Motorists exiting Edgeware will have a difficult time making a left turn onto Adams during peak hours without a traffic signal.

We are opposed to the addition of a left-turn lane and two bike lanes on Adams from I-15 to Van Dyke Avenue. The width of Adams is insufficient to accommodate these changes. Also, there are several residential properties whose driveways front Adams Avenue from Biona to Van Dyke. The proposed changes will make it difficult for residents to safely exit their driveways.

The one issue that was not addressed is the increased traffic this project will generate for Aldine Drive. Aldine Drive is very narrow and has two blind curves. The present vehicle count far exceeds its capacity. Additional development in Kensington will have an adverse impact on Aldine.

We hope you will require Mr. Jansen to scale back this project to meet the architectural designs of existing structures along Adams Avenue and lessen the impact on the present traffic congestion.

Thank you for your consideration to our request.

Very truly yours,


Nuri and Ann Ozgunduz

cc: Mayor Jerry Sanders Faxed to 236-7228
Council Member Toni Atkins Faxed to 595-1481
City Attorney Mike Aquirre Faxed to 236-7215

Fisher, John

From: Pamela.Hubbell@cgu.edu
Sent: Monday, November 05, 2007 1:23 PM
To: Planning Commission
Cc: Dan Stricker; John Fisher
Subject: ATTN: Sabrina Curtin, Recording Secretary

Attachments: Kensington development.doc



Kensington
development.doc (4

ATTN: Sabrina Curtin, Recording Secretary

RE: Letter with signatures concerning Project #105244, "Kensington Terrace."

Please find attached and below a letter that has been signed by numerous Kensington residents concerning the above project.

We would like to petition the Planning Commission to accept this letter for consideration at the Nov. 8th meeting.

We realize materials must be submitted a full week prior to the meeting; however, due to the fact that many residents started becoming fully aware of the development @ October 20th, and that the fires prevented much discussion or progress the week of October 22nd, and that Allard Jansen presented his project to concerned residents on November 1st, we found it difficult to prepare a letter with signatures prior to this late date.

Sincerely,
Pam Hubbell on behalf of the residents signed below.

~~~~~

TO: City of San Diego Planning Commission  
1222 First Ave. 4th Floor.  
San Diego, CA 92101

FROM: Residents of Kensington

RE.: Project # 105244, "Kensington Terrace"

DATE: November 5, 2007

As residents living throughout Kensington, we wish to express our primary concerns regarding the proposed development of "Kensington Terrace" on Adams Avenue between Marlborough Street and Edgeware Road.

First, please realize that the majority of residents signed below just recently became fully aware of the details of this project. As word has spread that the project received a

unanimous vote of approval by the Kensington -Talmadge Planning Group, and that the Planning Commission would be voting on it on November 8th, residents became fully aware of the extent to which "noticing" had not occurred. Apparently, our concerns were brought to Allard Jansen's attention, and he provided a presentation for residents on November 1st.

Consequently, our goal in writing this letter to the Commission is to ensure that our opinion, as residents of the Kensington community, is sufficiently considered by you in your review of the application for the "Kensington Terrace" planned development permit as specified above. And while we look forward to improvements to our community and see the need specifically for development along the stretch of Adams Avenue between Marlborough and Edgeware, we strongly feel that because there has not been adequate notification to residents we have not had a sufficient opportunity for comment on it, and so we strongly urge the Planning Commission to DISAPPROVE the project or delay your vote for 60 days. The unanimous vote of approval by the Kensington -Talmadge Planning Group does not represent consensus and is not the product of collaboration among the larger Kensington community.

Most importantly, we feel that the increased need for parking and additional traffic on our streets would fundamentally alter the fact that Kensington is a historic residential community augmented by a small-scale, walking commercial district. As homeowners and residents in Kensington, we have invested in a unique community and we have intentionally chosen to live in a place where we can walk to coffee shops, restaurants, and the park and greet people we know along the way. We do not want to be cut off from this kind of lifestyle by a great increase in commercial traffic being funneled through Kensington to get to a bank, a large market, or an office.

Secondly, we feel that the residential streets closest to Adams Avenue are already congested enough. Non-resident cars that currently park along Kensington Drive, Marlborough Avenue, and Edgeware Road within 1-2 blocks of Adams Avenue already cause unsafe congestion. How will traffic entering and exiting the new complex be handled by Marlborough and Edgeware which are already excessively congested? These residential roads are not wide enough to handle the current parking load that overflows from the Adams Ave. commercial businesses into the residential streets. Currently, with cars parked on both sides of these streets it is necessary for the 2-way traffic to stop-and-go to allow one side of traffic to go at a time. The proposed new development for Adams Ave. will add to this already unsafe traffic/parking condition. We feel the current plans for the "Kensington Terrace" commercial development should not be supported at the expense of the integrity of our residential roads.

Finally, the height limits are in place for a reason and we see no reason for a height deviation to be granted for even a portion of the project. Furthermore, taking into consideration the existing character of the Kensington Village, it is unconscionable to many that there could be a 3-story building that extends for an entire block dominating the very heart of it. This developer has already built the tallest complex in Kensington, must his commercial aspirations be allowed to change the very nature of what Kensington is?

The residents signed below appreciate your consideration of this letter and urge you to NOT APPROVE this project or delay your vote for 60 days.

Signed,

Pam and Drew Hubbell

001751  
4080 Terrace Court

San Diego, CA 92116

Lynn Thompson

4850 Canterbury Drive

San Diego, CA 92116

Michael Worley

4944 Marlborough Drive

San Diego, CA 92116

Debra Dupree

4760 Kensington Drive

San Diego, CA 92116

Mari and Harmon Huff

4733 Kensington Drive

San Diego, CA 92116

Dean Calbreath & Sarah Thailing

4232 Hilldale Road

San Diego, CA 92116

Linda Bonham

4733 Terrace Drive

San Diego, CA 92116

Shirley Boyle and William Smail

4847 Hart Drive

San Diego, CA 92116

Mary Ray and Robert Heinlein

4632 Edgeware Road

San Diego, CA 92116

001752

Dorothy Dean

4046 Terrace Court

San Diego, CA 92116

Frank A. Bottini

4787 Kensington Drive

San Diego, CA 92116

Philip and Joanne West

4849 Canterbury

San Diego, CA 92116

Lilian Cooper

4817 Kensington Drive

San Diego, CA 92116

Marg Stark and Duke Clark

4602 Marlborough Drive

San Diego, CA 92116

Sidelia R. Dickinson

4858 Sussex Drive

San Diego, CA 92116

Karen Rudd

4056 Terrace Court

San Diego, CA 92116

Sherry Hopwood

4632 Edgeware Road

San Diego, CA 92116

Jeannie and Dennis O'Connor

4830 Sussex Drive

San Diego, CA 92116

Sheila and Andrew Walker

4060 Terrace Court

San Diego, CA 92116

Ron and Sheryl Chafee

4265 Ridgeway Drive

San Diego, CA 92116

Jim and Kathleen Kaiser

4807 Kensington Drive

San Diego, CA 92116

001755

29 October 2007  
4991 Canterbury Drive  
San Diego, Ca. 92116

CITY PLANNING  
COMMISSION

NOV 05 2007

RECEIVED

City Planning Commission  
1222 First Avenue  
4th floor  
San Diego, Ca. 92101

Ref: Project no. 105244

Hearing scheduled for 8 November 2007 at 9 am.

Planned development on Adams Avenue between Marlborough Drive and Edgeware Road.

Dear Commission Members;

I wish to voice my opposition to this planned development. Please consider these following points while making your decision.

1. The vehicular congestion on Adams Avenue during peak times in the mornings and from 3:00 pm to 6:00 pm is intense. Vehicles, during these time frames are already bumper to bumper the entire length of Adams Avenue, from Iowa Street to Aldine Drive - 16 blocks to the west and 6 blocks to the east!.
2. The affected streets; Kensington and Marlborough Drives and Edgeware Road are already overburdened. These are narrow residential streets designed for vehicles as existed in the 1920s and are too narrow for the present SUVs, large pick-up trucks and delivery trucks.
3. This developer's existing structure housing Starbucks, three businesses and condos at the same intersection has already created a huge parking problem as well as congestion from delivery trucks having to double park in order to unload.
4. Adding bicycle lanes to both sides of Adams Avenue would only exacerbate this problem.
5. A structure of this magnitude will destroy what remains of our small town historic residential community, as it did in Little Italy, where nothing is left except restaurants and condos and intolerable traffic.
6. Adding a traffic signal at Kensington Drive and Adams Avenue would back up traffic so that it would be almost impossible to enter onto Adams Avenue from the many feeder side streets, practically trapping the residents from leaving.



7. ~~COA~~ A move is underway to have Kensington declared an Historic District. The addition of this commercial structure would negatively impact this project and, for all time, destroy the existing neighborhood peace and quiet.
8. The present gas station is very much needed by the community. If this last remaining station is forced out, Kensington residents will have to drive several miles down Adams Avenue or to El Cajon Boulevard to obtain gas or services, therefore adding more vehicular trips and adding to the congestion.
9. An underground parking garage having 115 spaces, with cars entering and leaving all day, would add unacceptable traffic congestion, pollution and air-borne dirt problems to the neighborhood.
10. During the two years or longer required to develop this property, it would be necessary to close off, or restrict the use of both Marlborough Avenue and Edgeware Drive. This would direct all traffic onto Kensington and Biona Drives. At times these streets are already backed up a block with drivers trying to get onto Adams Avenue. These narrow streets would become jammed.
11. The use, for two years or longer, of heavy construction equipment, such as bull dozers, ready-mix cement trucks, one ton pick-up trucks, etc., would destroy the surrounding streets, causing the city, already financially strapped, to rebuild these streets and further adding to the detours and street closures.
12. There is simply no justification for this type of immense commercial structure to be located in a small residential area of the city that consists mainly of million and multi-million dollar homes.
13. If a traffic survey was indeed performed by the City Engineer's office it was flawed and not thorough.

A developer should not be allowed to come into a community, erect structures, take his profits and leave the residents to deal with the increased traffic problems, noise and congestion. Especially when there is no demonstrated need for such a commercial complex.

Sincerely,



Richard E. Bruce

Fisher, John

**From:** amywinn@cox.net  
**Sent:** Monday, November 05, 2007 1:06 PM  
**To:** Office of the Mayor  
**Cc:** Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins  
**Subject:** <No Subject>

Subject: Kensington Terrace project 105244

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The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, Amy Winn, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,  
 Amy Winn  
 4880 W. Alder  
 San Diego, CA 92116

\*\*\*\*\*

Fisher, John

001758

**From:** docjay@sbcglobal.net  
**Sent:** Monday, November 05, 2007 12:54 PM  
**To:** Office of the Mayor  
**Cc:** Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins  
**Subject:** Subject: Kensington Terrace project 105244

Dear Mayor Sanders,

The City of San Diego has failed to inform the majority of residents of Kensington adequately and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, Dr Julian H. Wulbern., a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable time for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

I am particularly concerned because, as a 79 year old disabled person (I am an amputee), the removal of all on-street parking spaces between I-15 and Van Dyke Ave. will result in the removal of the four handicapped parking spaces on Adams which enable me to make my daily visits to the Kensington - Normal Heights branch of the San Diego Public Library, a branch which serves a significant number of handicapped and elderly patrons. I am also disturbed because the widening of the traffic lanes on Adams resulting from the removal of parking spaces will surely cause increased traffic speeds, endangering the many families with small children who use the small playground at the library site. In addition, the side streets in the area are already so narrow that they are unsafe for two-way traffic: generally, when cars are parked on both sides of these streets, when two cars approach in opposite directions, one must yield to the other. Where will cars of existing businesses on Adams be able to park to carry out their errands there? How can this proposed "solution" be construed to be fair to long established and popular establishments on Adams?

In short, I fail to see the benefit to the established community of Kensington which will result from this proposal that would justify the impact on traffic and safety that would surely result. As a resident of our community yourself, I would hope that you would be sensitive to these concerns.

Sincerely,

Dr. Julian H. Wulbern  
43304 Aldine Drive  
San Diego, CA 92116

**Fisher, John**

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**From:** p.dennehy@sgrca.com  
**Sent:** Monday, November 05, 2007 1:02 PM  
**To:** Office of the Mayor  
**Cc:** Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins  
**Subject:** DO NOT POSTPONE Planning Commission Hearing for Project #105244 (Kensington Terrace)

Dear Mayor Sanders (et al):

I am a resident of Kensington - residing at 4617 East Talmadge Drive - and I am writing to ask that you NOT step in to postpone the scheduled hearing for project # 105244 (Kensington Terrace) - scheduled for this Thursday, November 8th, 2007.

I have been generally familiar with the project during the 2+ years that it has been moving through the established approval process and I was present at a Community presentation last Thursday night at which the Developer (once again) presented his plans and addressed community concerns.

I support the project as proposed as well as the mitigation measures recommended by the City Engineer. I think the applicant has complied with the process, has provided opportunity for comment and recommendations (through the local planning group process) and has a project that will bring benefit to the community. In these difficult times for the real estate industry - I think that he should be allowed to proceed with the hearing.

I don't see that additional time is needed here. The developer worked with the community through the established process - and the current proposal reflects compromises requested through that process. I can appreciate that some members of the community feel like they did not get sufficient notice - but the record will show that meetings were held, articles written in various papers and the basic fact of the project proposal was generally known in the community. We can't make people participate - but I don't think the developer should be held up further because they chose to get involved only at this late date.

Finally - I realize that you cannot control the City Attorney - but his presence at the community meeting was not helpful. While I am certain that he could justify his presence on some grounds - I will say - as a citizen and resident of San Diego - that I do not feel like he was representing my interest or that of the City.

Thanks for your time and attention to this matter.

Peter Dennehy

Peter F. Dennehy

Senior Vice President

001760  
SULLIVAN GROUP REAL ESTATE ADVISORS

11622 El Camino Real, Suite 300

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[p.dennehy@sgrea.com](mailto:p.dennehy@sgrea.com)

[www.sullivangroupadvisors.com](http://www.sullivangroupadvisors.com)

Fisher, John CC1761

From: Pamela.Hubbell@cgu.edu  
Sent: Monday, November 05, 2007 12:23 PM  
To: jerrysander@sandiego.gov  
Cc: Dan Stricker; John Fisher; DSDEAS DSDEAS  
Subject: Request for continuance on Kensington Terrace

Subject: Kensington Terrace project 105244

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The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated. I, Pam Hubbell, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our

community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

In addition to my concern that the community has not been adequately informed and provided an opportunity for input, I feel that this scale of development, 3-stories high for one full block, will significantly detract from the essential nature of the Kensington community.

While I do feel development is needed on Adams Avenue, and I am pleased that Allard Jansen is the architect, I am very uncomfortable with the prospect that we could have a 7/11 convenience store, a McDonald's, and/or any other national chain that is not in keeping with the commercial needs of the Kensington community.

Please give Kensington residents the opportunity to become informed and heard on this matter.

Sincerely,

Pam Hubbell

4080 terrace Court

San Diego, CA 92116

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Fisher, John

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**From:** 1derwm@gmail.com  
**Sent:** Monday, November 05, 2007 12:07 PM  
**To:** Office of the Mayor  
**Cc:** Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins  
**Subject:** Need for Continuance of Nov. 8 Planning Commission Hearing on Kensington Terrace Project #105244

I live in Kensington and am requesting that you move the Planning Commission Committee Hearing scheduled for November 8, 2007 re: Kensington Terrace Project #105244 back at least 60days.

The basis for this request is as follows:

- A majority of the Kensington community has only recently become aware of this project. Therefore, we need to understand the traffic and parking impact this project will have on our neighborhood.

- We also need to determine if the required public safety and environmental studies have been properly completed.

- Granting a 60 day continuance will allow the Kensington community to address all of the factors involved in this project to ensure the finished product provides a positive enhancement to our area.

Thank you,

Elaine McElhinney  
4966 Kensington Drive  
619-285-1267

Fisher, John001763

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**From:** ccolquitt2@cox.net  
**Sent:** Monday, November 05, 2007 12:03 PM  
**Cc:** Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Planning Commission; April Chesebro; "toniatkins@sandiego".API.Yosemite  
**Subject:** Request for 60-day postponement of November 8, 2007 Planning Commission Hearing on Kensington Terrac

**Importance:** High

3 November 2007

Mayor Jerry Sanders  
City Administration Building  
11th Floor, 202 C Street  
San Diego CA 92101

Dear Mayor Sanders:

I am writing this email to request that in your role as mayor, you grant a 60-day postponement of the Planning Commission Committee Hearing that is scheduled to take final action on the proposed Kensington Terrace Development Project (#105244) this coming Thursday, November 8, 2007.

Last Thursday, November 1, 2007, well over 100 Kensington residents, myself included, convened at the Kensington Community Church to hear a presentation by Allard Jensen, the developer of the project. Residents had been notified of this meeting only a few days in advance. Most knew of it because their homes had been leafletted. That so many Kensington residents attended the Thursday meeting despite the last-minute notice suggests that interest in this project is large, and that concerns about this proposed development are many and widespread. Indeed, at last Thursday's meeting, many Kensington residents expressed frustration that they had only just become aware of this project. Although a minority in the audience spoke in favor of the project as is, most residents were outraged that prior to the Thursday meeting, no serious efforts at community outreach had been made on the part of the Ken-Tal Planning Committee--or the developer himself--to notify residents in a timely manner about the proposed development. The Ken-Tal group and the developer himself may have followed the letter of the law; the board and Mr. Jensen certainly did not follow its spirit.

I am one of many residents who believes a development project of some sort at this location on Adams Ave., possibly along the lines of Mr. Jensen's project, is desirable. However, I, like most of my neighbors, feel that the manner in which this project has been greenlighted, with minimal community involvement, is unethical. The sheer size of the proposed project--in a community that calls itself a "village"--is cause alone for concern.

The City of San Diego has, in this instance, badly failed the Kensington community, where you yourself have long resided and where I have lived since 1995. The City has not adequately informed the majority of Kensington residents about this project. More specifically, the City has failed to address major concerns about parking and traffic issues, about public safety and the environmental impact of the Kensington Terrace Development Project.

For this and other reasons I am requesting that you as mayor move immediately to postpone the November 8 hearing. Only now are most residents in Kensington becoming aware of this project's scope and impact. Most neighbors I know would be grateful for more time to study this proposed development so that they could have a chance to determine which questions to ask with the aim of influencing the final shape of this project in a manner that reflects the community's sentiment.

A 60-day continuance is little to ask. I am confident that I speak for many Kensington residents when I say that I myself would benefit by having a little more time to inform myself about this project. As someone who lives only three doors north of the project, I



am one resident who will be immediately affected by whatever project is built at this location.

I thank you for your consideration and look forward to hearing your response to my request.

Sincerely,

Clare Colquitt  
4742 Edgeware Rd.  
San Diego CA 92116-2532  
(619) 280-7103

001763

Fisher, John

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**From:** merryroberts@cox.net  
**Sent:** Monday, November 05, 2007 11:55 AM  
**To:** Office of the Mayor  
**Cc:** Dan Stricker; John Fisher; DSDEAS DSDEAS  
**Subject:** Kensington Terrace project 105244

Mayor Jerry Sanders:

The majority of Kensington residents have not been adequately informed concerning a proposed three story development on Adams Avenue that will substantially effect traffic and parking in our neighborhood. The community has not had the opportunity to properly evaluate the significant public safety and environmental issues resulting from the project. I, Merry Roberts, a resident of the community of Kensington, am requesting that the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) be postponed to at least 60 days from the original hearing date of November 8, 2007. This extension will provide notice within a more reasonable timeframe for Kensington residents to present their comments and recommendations to the Planning Commission regarding the proposed plan. The community of Kensington would greatly appreciate your sensitivity concerning this matter.

Yours truly,

Merry Roberts  
4582 Kensington Drive  
San Diego CA 92116

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Checked by AVG Free Edition.

Version: 7.5.503 / Virus Database: 269.15.22/1111 - Release Date: 11/5/2007 4:36 AM

Fisher, John 001766

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**From:** TimB@csgrr.com  
**Sent:** Monday, November 05, 2007 11:33 AM  
**To:** Office of the Mayor  
**Cc:** Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins  
**Subject:** Kensington Terrace Project 105244

My family and I have not been adequately informed about the Kensington Terrace project, and want more time to analyze the project and, if appropriate, work with the City and the developer to ensure everyone's needs are met.

I am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

- Tim Blood  
5318 Canterbury Drive  
San Diego, CA 92116

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If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

**Fisher, John**

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**From:** tmm.la@att.net  
**Sent:** Monday, November 05, 2007 11:09 AM  
**To:** Office of the Mayor  
**Cc:** Dan Stricker  
**Subject:** Kensington Terrace Project 105244

Dear Mayor Sanders:

It has recently come to our attention, as well as many other residents of the community of Kensington, that a project called Kensington Terrace (project # 105244) will be meeting with the Planning Commission on Thursday, November 8, 2007 to finalize the project.

We have some valid and serious concerns pertaining to this project that need to be addressed and they are as follows:

First, the traffic study is based on outdated traffic reports from 1989 and based on generic tables versus actual traffic studies for this specific Kensington Community.

Second, the Ken-Tal Planning Committee supports massive deviations of current zoning restrictions without any limitations to the size and scope of new businesses in the community.

Third, the Environmental Impact Study (EIS) submitted by Allard Jenson is incomplete and relies in pertinent on the faulty traffic study and lack of zoning restrictions.

Based on the above, we ask for a minimum 60 day continuance of the currently scheduled November 8th hearing before the Planning Commission so that accurate and complete information may be presented to the Board prior to their voting on this important issue.

Thank you for your help and consideration with regard to this matter.

Sincerely,

Michael and Teresa Anderson  
4978 Kensington Drive  
San Diego, California 92116

**Fisher, John**

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**From:** lguarnotta@cox.net  
**Sent:** Monday, November 05, 2007 10:35 AM  
**To:** Office of the Mayor  
**Cc:** Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins  
**Subject:** Kensington Terrace Project

Dear Mayor Sanders,

Please know that w are NOT in favor of postponing the hearing before the Planning Commission scheduled for Nov. 8. The community has known about this for many months and the owners of the property have a right to a timely disposition.

Also, please note that we are in favor of this project. It's a beautiful, well thought out project that will be a wonderful improvement over what is currently on those properties.

Thomas and Louise Guarnotta

5262 Marlborough Dr.

San Diego 92116

**Fisher, John**

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**From:** Psrosenst@aol.com  
**Sent:** Monday, November 05, 2007 11:08 AM  
**To:** Office of the Mayor  
**Cc:** Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins; Psrosenst@aol.com  
**Subject:** Subject: Kensington Terrace project 105244

Dear Mayor Sanders,

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

I wrote a long letter raising questions and concerns about the project, as did some others, and was dismayed by the "boilerplate" answers provided by staff. Each of the concerns raised by me and many other residents was dismissed as minor, inconsequential or not based on science. Very few, if any, were actually addressed in substance.

Significant public safety and environmental issues have not been properly evaluated by City Staff or the developer. In fact, there are questions about the potential bias contained in various reports because empirically they make no sense and the reports were commissioned by the developer himself.

I am a resident of the community of Kensington and am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007.

I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

It is unfortunate that the awareness of the community is coming so late in the process but it could have been helped if the simple outreach which was started just a couple of weeks ago by a very few residents had been done a long time ago by people aware of the project, including city staff, members of the Ken-Tal Community Planning Group and others. In these short weeks, far more than 100 residents have become actively involved in issues relating to the project. In fact, in a meeting with the developer last week, about 100 people showed up on about one week's notice.

This project will create a major change in the Kensington character and community. It deserves due consideration. The 60 continuance of the hearing is more than reasonable for such a dramatic project. Thank you for your anticipated assistance in achieving a full and fair hearing.

001770

Sincerely,

Paula Rosenstein

4756 Biona Drive

San Diego, CA 92116

---

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Fisher, John 001771

---

**From:** kim.gregory@cox.net  
**Sent:** Monday, November 05, 2007 10:34 AM  
**To:** Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS  
**Subject:** Kensington Terrace project 105244

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, Kim Gregory, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Kim Gregory

4361 Alder Drive

San Diego, CA 92116



Fisher, John001772

---

**From:** jleighgoman@yahoo.com  
**Sent:** Monday, November 05, 2007 10:30 AM  
**To:** Office of the Mayor  
**Cc:** Dan Stricker; John Fisher; DSDEAS DSDEAS  
**Subject:** Kensington Terrace Project

As a resident of Kensington who owns a home in the first block off of Adams Avenue, I am extremely concerned with the current plan of developer Allard Jansen. I also feel that the City of San Diego has failed to adequately inform the majority of residents of Kensington regarding this project as well as analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. As a homeowner of the community of Kensington, I am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007.

I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,  
Jennifer Reed  
4730 Biona Drive  
San Diego CA 92116

---

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Fisher, John

001773

**From:** tcapp@noboundariesinc.biz  
**Sent:** Monday, November 05, 2007 10:28 AM  
**To:** John Fisher  
**Subject:** Fw: Kensington Terrace project 105244

----- Original Message -----

**From:** Tom Capp  
**To:** JerrySanders@sanidiego.gov  
**Sent:** Monday, November 05, 2007 10:15 AM  
**Subject:** Kensington Terrace project 105244

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated. I, Tom Capp, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project # 105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Thomas Capp

4195 Norfolk Ter.

San Diego, CA 92116

Fisher, John

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From: greglee2@cox.net  
Sent: Monday, November 05, 2007 10:25 AM  
To: Office of the Mayor  
Cc: Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins  
Subject: Kensington Terrace Project

Subject: Kensington Terrace project 105244

\*\*\*\*\*  
The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated. We, Greg and Sue Lee, residents of the community of Kensington, are requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. We strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,  
Greg and Sue Lee  
4958 Kensington Drive  
San Diego, CA 92116

\*\*\*\*\*

001775

Fisher, John

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**From:** jenniferloque@hotmail.com  
**Sent:** Monday, November 05, 2007 9:42 AM  
**To:** Office of the Mayor  
**Cc:** Dan Stricker; John Fisher; DSDEAS DSDEAS; winitz\_marc@hotmail.com  
**Subject:** Subject: Kensington Terrace project 105244

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated. I, Jennifer Roque, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Jennifer Roque  
4727 Biona Drive  
San Diego, CA 92116

---

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Fisher, John 001776

---

**From:** ravenheart@cox.net  
**Sent:** Monday, November 05, 2007 9:42 AM  
**To:** Office of the Mayor  
**Cc:** Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins  
**Subject:** Subject: Kensington Terrace project 105244

Dear Mayor Sanders,

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, Sheryl L. Hopwood, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project # 105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable time frame for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

I left my old neighborhood of over 30 years due to the increased development and destruction of all the beautiful old Craftsman homes so that businesses could be put up. The traffic, noise, increased crime were all reasons why I left. I paid a lot of money to live in Kensington Park because I was assured that this was such an historic resource that the City would never do to it what it did to my old neighborhood - "Uptown". I live on the 4600 block of Edgware. We already have 4 apartment buildings on our block - one of them quite large. We also have 2 large Condo complexes. None of these multi-residential buildings supply adequate parking for the residents nor their visitors. I am in my late 50's with a disability and cannot find a parking place on my block several times a week and on weekends. We don't have driveways so, we cannot park in them. The apartment buildings have front parking that takes up a huge portion of our street for street parking. I sit on my porch and watch people come and park in front of my home and walk to Adams. The cars stay there for hours. People speed up and down our street so that they can go around the block and quickly snatch a parking space they saw before it's gone.

Please - there needs to be a more thorough traffic analysis that includes the existing parking and traffic density of the 4600 block of Edgware. We are desperate. I believe that the recommendation by the Ken-Tal Planning Committee is not in the resident's best interest and that they have continued to ignore the input and requests from the majority of residents on Edgware Road.

Sincerely,  
Sheryl L. Hopwood  
4632 Edgware Rd  
San Diego, CA 92116

**Fisher, John**

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**From:** winitz\_marc@hotmail.com  
**Sent:** Monday, November 05, 2007 9:32 AM  
**To:** Office of the Mayor  
**Cc:** Dan Stricker; John Fisher; DSDEAS DSDEAS; winitz\_marc@hotmail.com  
**Subject:** Subject: Kensington Terrace project 105244

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated. I, Marc Winitz, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Marc Winitz

4727 Biona Drive

San Diego, CA 92116

---

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Fisher, John001778

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**From:** vcamp@geology.sdsu.edu  
**Sent:** Monday, November 05, 2007 9:24 AM  
**To:** Office of the Mayor  
**Cc:** Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins  
**Subject:** Kensington Terrace project 105244

Dear Mayor Sanders,

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated.

I, Victor E. Camp, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project # 105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,  
Victor E. Camp  
4757 Edgeware Road  
San Diego, CA 92116

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Dr. Vic Camp  
Department of Geological Sciences  
San Diego State University  
San Diego, CA 92182

Website: <http://www-rohan.sdsu.edu/~vcamp/>

Phone: 619-594-7170 (Office)  
619-280-7303 (Home)  
Fax: 619-594-4372  
email: [vcamp@geology.sdsu.edu](mailto:vcamp@geology.sdsu.edu)

Fisher, John 001779

---

**From:** ggianzer@pacbell.net  
**Sent:** Monday, November 05, 2007 9:15 AM  
**To:** Office of the Mayor  
**Cc:** Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins  
**Subject:** Re: Please delay 8 Nov. Planning Commission meeting

On Nov 5, 2007, at 8:56 AM, Jeanie Camp wrote:

Subject: Kensington Terrace project 105244 The Honorable Mayor Jerry Sanders City  
Administration Building 11th Floor, 202 C Street San Diego, CA 92101  
Phone: (619) 236-6330  
Fax: (619) 236-7228

Dear Mayor Sanders:

I am a resident of Edgeware Road in Kensington writing to request a delay in the Nov 8 Planning Commission Meeting scheduled for November 8th. Much of the community has only recently learned about this project, which has the potential to impact our community dramatically. I feel strongly that more time is needed for the community to fully understand the nature and likely effect this project will have on traffic, parking, and overall quality of life in our village community.

Our community needs at least 60 days to study these issues more effectively. I am requesting a postponement of the meeting of the Planning Commission to approve project # 105244 (Kensington Terrace) to no earlier than 8 January 2008. This waiting period should also provide sufficient time for our community to register our comments and recommendations with the Planning Commission, as we were unable to complete adequately before this week.

Very truly yours,

Gina Gianzero

4751 Edgeware Road  
San Diego, CA 92116



001780

**From:** Timothy Malone  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 6:04:13 AM  
**Subject:** Kensington Terrace Project

Subject: Kensington Terrace project 105244

\*\*\*\*\*  
The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated. I, Tim Malone, a resident

of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Tim Malone

4636 Edgeware Rd

San Diego, CA 92116

\*\*\*\*\*

\_\_\_\_\_  
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**CC:** Dan Stricker, John Fisher, DSDEAS DSDEAS, ToniAtkins, April Chesebro

001781

**From:** Margaret B. McCann  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 8:31:53 AM  
**Subject:** Subject: Kensington Terrace project 105244

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated. As a resident of the community of Kensington, I am requesting that the Mayor of San Diego move the Planning Commission's hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Margaret B. McCann

4650 Edgeware Road

San Diego, CA 92116

619-584-2896

**CC:** Dan Stricker, John Fisher, DSDEAS DSDEAS, ToniAtkins, April Chesebro

001782

**From:** Jeanie Camp  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 8:57:51 AM  
**Subject:** Please delay 8 Nov. Planning Commission meeting

Subject: Kensington Terrace project 105244

The Honorable Mayor Jerry Sanders

City Administration Building

11th Floor, 202 C Street

San Diego, CA 92101

Phone: (619) 236-6330

Fax: (619) 236-7228

Dear Mayor Sanders:

I live on Edgeware Road in the block affected by the proposed Kensington Terrace development, City project number 105244. I believe that I was not adequately informed about the progress of this project's passage toward planning approval. I have just learned that the traffic impact study that was supposed to be conducted for this project instead referenced inaccurate and outdated tabular data, rather than a performed empirical evaluation. I believe that our neighborhood traffic flow and parking will be severely and negatively affected.

Moreover, I have just learned that an Environmental Impact Study was never performed. Thus, it is my belief that the City has not done due diligence in analyzing the environmental impacts of this development.

Because of these reasons, with this email I am requesting you, as San Diego City Mayor, to move the Planning Commission's Committee hearing on this project. The meeting is currently scheduled for this Thursday, 8 November. I feel our community needs at least 60 days to study these issues more effectively. I am requesting a postponement of the meeting of the Planning Commission to approve project #105244 (Kensington Terrace) to no earlier than 8 January 2008. This waiting period should also provide sufficient time for our community to register our comments and recommendations with the Planning Commission, as we were unable to complete adequately before this week.

Very truly yours,

Jean M. Camp

4757 Edgeware Road  
San Diego, CA 92116  
Home: 619-280-7303

**CC:** Dan Stricker, John Fisher, DSDEAS DSDEAS, ToniAtkins, April Chesebro

001783

**From:** Karen Capp  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 9:06:39 AM  
**Subject:** Kensington Terrace proposed development

Dear Mayor Sanders,

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a

proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, Karen Capp, a resident

of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with

respect to project #105244 (Kensington Terrace) to at least 60 days from the current hearing date of November 8, 2007. I strongly believe

that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed

and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to

provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Karen Capp

4195 Norfolk Terrace

San Diego, CA 92116

**CC:** Dan Stricker, John Fisher, DSDEAS DSDEAS, ToniAtkins, April Chesebro

001784

**From:** KL  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 9:12:18 AM  
**Subject:** Kensington Terrace project

Dear Mr. Sanders,

I'd like to join with my neighbors here in Kensington who have expressed concern about the Kensington Terrace project, 105244.

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a

proposed three story development on Adams Avenue, that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated.

I, Kay Ledger, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our

community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Kay Ledger

4875 Edgeware Rd.

San Diego, CA 92116

**CC:** Dan Stricker, John Fisher, DSDEAS DSDEAS, ToniAtkins, April Chesebro

001785

**From:** Gina Gianzero  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 9:14:47 AM  
**Subject:** Re: Please delay 8 Nov. Planning Commission meeting

On Nov 5, 2007, at 8:56 AM, Jeanie Camp wrote:

Subject: Kensington Terrace project 105244  
The Honorable Mayor Jerry Sanders  
City Administration Building  
11th Floor, 202 C Street  
San Diego, CA 92101  
Phone: (619) 236-6330  
Fax: (619) 236-7228

Dear Mayor Sanders:

I am a resident of Edgeware Road in Kensington writing to request a delay in the Nov 8 Planning Commission Meeting scheduled for November 8th. Much of the community has only recently learned about this project, which has the potential to impact our community dramatically. I feel strongly that more time is needed for the community to fully understand the nature and likely effect this project will have on traffic, parking, and overall quality of life in our village community.

Our community needs at least 60 days to study these issues more effectively. I am requesting a postponement of the meeting of the Planning Commission to approve project #105244 (Kensington Terrace) to no earlier than 8 January 2008. This waiting period should also provide sufficient time for our community to register our comments and recommendations with the Planning Commission, as we were unable to complete adequately before this week.

Very truly yours,

Gina Gianzero

4751 Edgeware Road  
San Diego, CA 92116

**CC:** Dan Stricker, John Fisher, DSDEAS DSDEAS, ToniAtkins, April Chesebro

001786

**From:** Vic Camp  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 9:28:04 AM  
**Subject:** Kensington Terrace project 105244

Dear Mayor Sanders,

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated.

I, Victor E. Camp, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,  
Victor E. Camp  
4757 Edgeware Road  
San Diego, CA 92116

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Dr. Vic Camp  
Department of Geological Sciences  
San Diego State University  
San Diego, CA 92182

Website: <http://www-rohan.sdsu.edu/~vcamp/>

Phone: 619-594-7170 (Office)  
619-280-7303 (Home)  
Fax: 619-594-4372  
email: [vcamp@geology.sdsu.edu](mailto:vcamp@geology.sdsu.edu)

**CC:** Dan Stricker, John Fisher, DSDEAS DSDEAS, ToniAtkins, April Chesebro

001787

**From:** Marc Winitz  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 9:32:23 AM  
**Subject:** Subject: Kensington Terrace project 105244

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated. I, Marc Winitz, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Marc Winitz

4727 Biona Drive

San Diego, CA 92116

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**CC:** Dan Stricker, John Fisher, DSDEAS DSDEAS, Marc Winitz



**001788**

**From:** Sherry Hopwood  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 9:43:00 AM  
**Subject:** Subject: Kensington Terrace project 105244

Dear Mayor Sanders,

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, Sheryl L. Hopwood, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable time frame for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

I left my old neighborhood of over 30 years due to the increased development and destruction of all the beautiful old Craftsman homes so that businesses could be put up. The traffic, noise, increased crime were all reasons why I left. I paid a lot of money to live in Kensington Park because I was assured that this was such an historic resource that the City would never do to it what it did to my old neighborhood - "Uptown". I live on the 4600 block of Edgware. We already have 4 apartment buildings on our block - one of them quite large. We also have 2 large Condo complexes. None of these multi-residential buildings supply adequate parking for the residents nor their visitors. I am in my late 50's with a disability and cannot find a parking place on my block several times a week and on weekends. We don't have driveways so, we cannot park in them. The apartment buildings have front parking that takes up a huge portion of our street for street parking. I sit on my porch and watch people come and park in front of my home and walk to Adams. The cars stay there for hours. People speed up and down our street so that they can go around the block and quickly snatch a parking space they saw before it's gone.

Please - there needs to be a more thorough traffic analysis that includes the existing parking and traffic density of the 4600 block of Edgware. We are desperate. I believe that the recommendation by the Kental Planning Committee is not in the resident's best interest and that they have continued to ignore the input and requests from the majority of residents on Edgware Road.

Sincerely,  
Sheryl L. Hopwood  
4632 Edgware Rd  
San Diego, CA 92116

**CC:** Dan Stricker, John Fisher, DSDEAS DSDEAS, ToniAtkins, April Chesebro

001789

**From:** Jennifer Roque  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 9:43:00 AM  
**Subject:** Subject: Kensington Terrace project 105244

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated. I, Jennifer Roque, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Jennifer Roque

4727 Biona Drive

San Diego, CA 92116

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**CC:** Dan Stricker, John Fisher, DSDEAS DSDEAS, Marc Winitz

001790

**From:** greglee2@cox.net  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 10:26:14 AM  
**Subject:** Kensington Terrace Project

Subject: Kensington Terrace project 105244 \*\*\*\*\*

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated. We, Greg and Sue Lee, residents of the community of Kensington, are requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. We strongly believe that our community, which is just becoming aware of this *project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered.* Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,  
Greg and Sue Lee  
4958 Kensington Drive  
San Diego, CA 92116  
\*\*\*\*\*

**CC:** Dan Stricker, John Fisher, DSDEAS DSDEAS, ToniAtkins, April Chesebro

001791

**From:** Tom Capp  
**To:** Dan Stricker  
**Date:** Monday, November 05, 2007 10:27:58 AM  
**Subject:** Fw: Kensington Terrace project 105244

----- Original Message -----

**From:** Tom Capp  
**To:** JerrySanders@sandiego.gov  
**Sent:** Monday, November 05, 2007 10:15 AM  
**Subject:** Kensington Terrace project 105244

*The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated. I, Tom Capp, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.*

Sincerely,

Thomas Capp

4195 Norfolk Ter.

San Diego, CA 92116

001792

**From:** jennifer reed  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 10:30:58 AM  
**Subject:** Kensington Terrace Project

As a resident of Kensington who owns a home in the first block off of Adams Avenue, I am extremely concerned with the current plan of developer Allard Jansen. I also feel that the City of San Diego has failed to adequately inform the majority of residents of Kensington regarding this project as well as analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. As a homeowner of the community of Kensington, I am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007.

I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,  
Jennifer Reed  
4730 Biona Drive  
San Diego CA 92116

---

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**CC:** Dan Stricker, John Fisher, DSDEAS DSDEAS

001793

**From:** Louise Guarnotta  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 10:35:31 AM  
**Subject:** Kensington Terrace Project

Dear Mayor Sanders,

Please know that we are NOT in favor of postponing the hearing before the Planning Commission scheduled for Nov. 8. The community has known about this for many months and the owners of the property have a right to a timely disposition.

Also, please note that we are in favor of this project. It's a beautiful, well thought out project that will be a wonderful improvement over what is currently on those properties.

Thomas and Louise Guarnotta

5262 Marlborough Dr.

San Diego 92116

**CC:** Dan Stricker, John Fisher, DSDEAS DSDEAS, Toni Atkins, April Chesebro

C01794

**From:** Kim Gregory  
**To:** Jerry Sanders, Dan Stricker, John Fisher, DSDEAS DSDEAS  
**Date:** Monday, November 05, 2007 10:39:00 AM  
**Subject:** Kensington Terrace project 105244

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, Kim Gregory, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Kim Gregory

4361 Alder Drive

San Diego, CA 92116

001735

**From:** Jackie Crowle  
**To:** Planning Commission  
**Date:** Monday, November 05, 2007 10:54:26 AM  
**Subject:** november 8 Kensington Terrace proposal

Dear Planning Commission:

I am a Kensington resident. I request a postponement of your scheduled November 8 vote on the Kensington Terrace proposal.

I previously contacted you in October, right before the last scheduled vote. I was grateful that the October 18 vote was postponed.

Since then, there has been a groundswell of community concern about to the Kensington Terrace proposal. As the residents of our community have learned of the proposal for the first time - largely through an informal network of concerned residents - the concern about the stealth nature of this proposal have been overwhelming. Whether residents support it or oppose it, it should be incumbent on the City (through the Planning Commission) to provide a meaningful opportunity to learn about the project and voice concerns.

The many neighbors I have personally contacted during the past two weeks are all uniformly opposed to the Planning Commission vote on this proposal without allowing sufficient time to learn about the proposal in its current form, and to provide citizen input.

I am very concerned that the city has let us down by not providing adequate information about this proposal, or sufficient time for true community input.

For example, when I e-mailed my concerns about the proposal in October, I was told that a new notice of the next Planning Commission meeting would be sent out on October 24. My husband and I never received official notice about the new hearing. I have since learned that notices were sent to residents within a small radius of the project, but not to those of us who are residents beyond this radius, even though we were told notice would be sent.

Another example is that the information about the proposal on the internet is difficult to access and impossible to read. For example, the 100+ page traffic study is not something that a concerned citizen can understand without expert assistance. We are extremely concerned about the impact of this proposal on traffic. Something other than vague promises of mitigation should be provided. Specifics as to what will happen to traffic on Adams Avenue must be addressed now, and not left to the vagaries of the future.

A third example is that the "minutes" of the KenTal Planning Committee -- which has apparently given its approval to this proposal -- are not available at all on the relevant website.

A project this large - which has significant commercial square footage but does not contain even a basic requirement for conditional use permits for the number or type of commercial tenants - is bound to have a significant effect on our small and geographically contained community.

The majority of affected residents have NOT been notified about this project. The community is demanding that it have input into changes on Adams Avenue be considered FIRST, before the Planning Commission votes.

I urge a postponement of the November 8 vote.

Jackie Crowle



63021 Canterbury Drive

CC: Toni Atkins, Jerry Sanders, Dan Stricker, April Chesebro

001797

**From:** Psrosenst@aol.com  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 11:09:43 AM  
**Subject:** Subject: Kensington Terrace project 105244

Dear Mayor Sanders,

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

I wrote a long letter raising questions and concerns about the project, as did some others, and was dismayed by the "boilerplate" answers provided by staff. Each of the concerns raised by me and many other residents was dismissed as minor, inconsequential or not based on science. Very few, if any, were actually addressed in substance.

Significant public safety and environmental issues have not been properly evaluated by City Staff or the developer. In fact, there are questions about the potential bias contained in various reports because empirically they make no sense and the reports were commissioned by the developer himself.

I am a resident of the community of Kensington and am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007.

I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

It is unfortunate that the awareness of the community is coming so late in the process but it could have been helped if the simple outreach which was started just a couple of weeks ago by a very few residents had been done a long time ago by people aware of the project, including city staff, members of the Kental Community Planning Group and others. In these short weeks, far more than 100 residents have become actively involved in issues relating to the project. In fact, in a meeting with the developer last week, about 100 people showed up on about one week's notice.

This project will create a major change in the Kensington character and community. It deserves due consideration. The 60 continuance of the hearing is more than reasonable for such a dramatic project. Thank you for your anticipated assistance in achieving a full and fair hearing.

001798

Sincerely,

Paula Rosenstein

4756 Biona Drive

San Diego, CA 92116

---

See what's new at AOL.com and Make AOL Your Homepage.

**CC:** Dan Stricker, John Fisher, DSDEAS DSDEAS, ToniAtkins, April Chesebro,  
Psrosenst@aol.com

001799

**From:** tmm.la@att.net  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 11:09:58 AM  
**Subject:** Kensington Terrace Project 105244

Dear Mayor Sanders:

It has recently come to our attention, as well as many other residents of the community of Kensington, that a project called Kensington Terrace (project # 105244) will be meeting with the Planning Commission on Thursday, November 8, 2007 to finalize the project.

We have some valid and serious concerns pertaining to this project that need to be addressed and they are as follows:

First, the traffic study is based on outdated traffic reports from 1989 and based on generic tables versus actual traffic studies for this specific Kensington Community.

Second, the Ken-Tal Planning Committee supports massive deviations of current zoning restrictions without any limitations to the size and scope of new businesses in the community.

Third, the Environmental Impact Study (EIS) submitted by Allard Jenson is incomplete and relies in pertinent on the faulty traffic study and lack of zoning restrictions.

Based on the above, we ask for a minimum 60 day continuance of the currently scheduled November 8th hearing before the Planning Commission so that accurate and complete information may be presented to the Board prior to their voting on this important issue.

Thank you for your help and consideration with regard to this matter.

Sincerely,

Michael and Teresa Anderson  
4978 Kensington Drive  
San Diego, California 92116

**CC:** Dan Stricker

001800

**From:** Tim Blood  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 11:33:36 AM  
**Subject:** Kensington Terrace Project 105244

My family and I have not been adequately informed about the Kensington Terrace project, and want more time to analyze the project and, if appropriate, work with the City and the developer to ensure everyone's needs are met.

I am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

- Tim Blood  
5318 Canterbury Drive  
San Diego, CA 92116

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**CC:** Dan Stricker, John Fisher, DSDEAS DSDEAS, ToniAtkins, April Chesebro

001801

**From:** merry  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 11:55:45 AM  
**Subject:** Kensington Terrace project 105244

Mayor Jerry Sanders:

The majority of Kensington residents have not been adequately informed concerning a proposed three story development on Adams Avenue that will substantially effect traffic and parking in our neighborhood. The community has not had the opportunity to properly evaluate the significant public safety and environmental issues resulting from the project. I, Merry Roberts, a resident of the community of Kensington, am requesting that the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) be postponed to at least 60 days from the original hearing date of November 8, 2007. This extension will provide notice within a more reasonable timeframe for Kensington residents to present their comments and recommendations to the Planning Commission regarding the proposed plan. The community of Kensington would greatly appreciate your sensitivity concerning this matter.

Yours truly,

Merry Roberts  
4582 Kensington Drive  
San Diego CA 92116

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**CC:** Dan Stricker, John Fisher, DSDEAS DSDEAS

001802

**From:** Elaine McElhinney  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 12:07:47 PM  
**Subject:** Need for Continuance of Nov. 8 Planning Commission Hearing on Kensington Terrace Project #105244

I live in Kensington and am requesting that you move the Planning Commission Committee Hearing scheduled for November 8, 2007 re: Kensington Terrace Project #105244 back at least 60days.

The basis for this request is as follows:

- A majority of the Kensington community has only recently become aware of this project. Therefore, we need to understand the traffic and parking impact this project will have on our neighborhood.

- We also need to determine if the required public safety and environmental studies have been properly completed.

- Granting a 60 day continuance will allow the Kensington community to address all of the factors involved in this project to ensure the finished product provides a positive enhancement to our area.

Thank you,

Elaine McElhinney  
4966 Kensington Drive  
619-285-1267

**CC:** Dan Stricker, John Fisher, DSDEAS DSDEAS, ToniAtkins, April Chesebro

001803

**From:** Clare Colquitt  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 12:02:43 PM  
**Subject:** Request for 60-day postponement of November 8, 2007 Planning Commission Hearing on Kensington Terrace

3 November 2007

Mayor Jerry Sanders  
City Administration Building  
11th Floor, 202 C Street  
San Diego CA 92101

Dear Mayor Sanders:

I am writing this email to request that in your role as mayor, you grant a 60-day postponement of the Planning Commission Committee Hearing that is scheduled to take final action on the proposed Kensington Terrace Development Project (#105244) this coming Thursday, November 8, 2007.

Last Thursday, November 1, 2007, well over 100 Kensington residents, myself included, convened at the Kensington Community Church to hear a presentation by Allard Jensen, the developer of the project. Residents had been notified of this meeting only a few days in advance. Most knew of it because their homes had been leafleted. That so many Kensington residents attended the Thursday meeting despite the last-minute notice suggests that interest in this project is large, and that concerns about this proposed development are many and widespread. Indeed, at last Thursday's meeting, many Kensington residents expressed frustration that they had only just become aware of this project. Although a minority in the audience spoke in favor of the project as is, most residents were outraged that prior to the Thursday meeting, no serious efforts at community outreach had been made on the part of the Ken-Tal Planning Committee--or the developer himself--to notify residents in a timely manner about the proposed development. The Ken-Tal group and the developer himself may have followed the letter of the law; the board and Mr. Jensen certainly did not follow its spirit.

I am one of many residents who believes a development project of some sort at this location on Adams Ave., possibly along the lines of Mr. Jensen's project, is desirable. However, I, like most of my neighbors, feel that the manner in which this project has been greenlighted, with minimal community involvement, is unethical. The sheer size of the proposed project--in a community that calls itself a "village"--is cause alone for concern.

The City of San Diego has, in this instance, badly failed the Kensington community, where you yourself have long resided and where I have lived since 1995. The City has not adequately informed the majority of Kensington residents about this project. More specifically, the City has failed to address major concerns about parking and traffic issues, about public safety and the environmental impact of the Kensington Terrace Development Project.

For this and other reasons I am requesting that you as mayor move immediately to postpone the November 8 hearing. Only now are most residents in Kensington becoming aware of this project's scope and impact. Most neighbors I know would be grateful for more time to study this proposed development so that they could have a chance to determine which questions to ask with the aim of influencing the final shape of this project in a manner that reflects the community's sentiment.

A 60-day continuance is little to ask. I am confident that I speak for many Kensington residents when I say that I myself would benefit by having a little more time to inform myself about this project. As someone who lives only three doors north of the project, I am one resident who will be immediately affected by whatever project is built at this location.

I thank you for your consideration and look forward to hearing your response to my request.



001804

Sincerely,

Clare Colquitt  
4742 Edgeware Rd.  
San Diego CA 92116-2532  
(619) 280-7103

CC: Dan Stricker, John Fisher, DSDEAS DSDEAS, toniatkins@sandiego, April Chesebro,  
Planning Commission, Jerry Sanders

001805

**From:** Charles Scott  
**To:** Planning Commission  
**Date:** Monday, November 05, 2007 12:14:16 PM  
**Subject:** Kensington Terrace Project - Nov. 8th Hearing

To the Planning Commission:

I wanted to let you know that I am opposed to the current proposal for new construction on Adams Avenue between Marlborough and Edgeware (the Kensington Terrace project). I hope that you will vote against it on November 8th. At a minimum, I believe that the matter should be postponed in order to give the community residents more information and a chance to meaningfully participate in the decision-making process.

I am requesting that the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) be postponed at least 60 days from the current hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. This extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

The project as originally proposed, with low cost housing and no street and minimal neighborhood traffic impacts or changes, was far less objectionable. Somehow, with little or no notice to the community, it has turned into a major project that will forever change the village character of Kensington. I have lived in Kensington for over 15 years, on Canterbury Drive, the same street as Mayor Sanders and Congresswoman Susan Davis.

Although I try to keep current on community developments, the first time that I heard about the new scope of the development project was a recent flyer indicating the October 18 hearing was the "last opportunity" to be heard about this project. This appears to be a "stealth" effort by a developer to significantly alter not just that particular corner, but all of Adams Ave. I strongly urge the Planning Commission to require detailed information to be provided to Kensington residents BEFORE voting on this proposal.

One major problem I have with the proposal is the request to modify traffic flow on Adams Avenue. This is a small neighborhood, with only two main access roads (Marlborough and Kensington Drive) to our homes. This proposal would seriously alter those points of access. I drive this route multiple times every day. Adding a stoplight, bike lanes, a single turn lane, and other changes will have a very negative impact on neighborhood traffic.

Another major objection is to the proposed parking changes. While the precise details have not been timely circulated to affected residents, it now appears that the proposal would eliminate parking on Adams Avenue. This will affect the use of the library and the park and the local businesses (especially the restaurants and the character of our neighborhood. There is not enough parking as it is. Every new business that has opened has added to this problem. Eliminating street parking will magnify this problem. Adding paid commercial parking is not a solution for those of us who live here. It is certainly not a solution

001806

for the businesses that depend on our patronage.

If early morning commute traffic flow to the I-15 is perceived as a problem, actual enforcement of the current 6 a.m to 9 a.m. parking ban would solve the problem.

Another problem that I have is to the complete lack of any control over what businesses will be located in the project. As I understand it, because there is no conditional use permit involved, we could end up with a Jack-in-the-Box and a Kentucky Fried Chicken outlet there. Any project approval should specify what types of businesses will be located in the project.

My last objection is to the height variance. Just because one was granted does not mean another should be. This is a neighborhood of single family homes and a few apartments. Two stories should be the maximum.

Due to my work schedule, I am unable to attend the hearing. I urge you to either postpone the hearing or simply reject this current proposal.

Charles Scott

CC: Jerry Sanders, Dan Stricker, DSDEAS DSDEAS, ToniAtkins, April Chesebro,  
chasjacq@cox.net

001807

**From:** Pamela Hubbell  
**To:** jerrysander@sanidiego.gov  
**Date:** Monday, November 05, 2007 12:23:44 PM  
**Subject:** Request for continuance on Kensington Terrace

Subject: Kensington Terrace project 105244

\*\*\*\*\*

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated. I, Pam Hubbell, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our

community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

In addition to my concern that the community has not been adequately informed and provided an opportunity for input, I feel that this scale of development, 3-stories high for one full block, will significantly detract from the essential nature of the Kensington community.

While I do feel development is needed on Adams Avenue, and I am pleased that Allard Jansen is the architect, I am very uncomfortable with the prospect that we could have a 7/11 convenience store, a McDonald's, and/or any other national chain that is not in keeping with the commercial needs of the Kensington community.

Please give Kensington residents the opportunity to become informed and heard on this matter.

Sincerely,

Pam Hubbell

4080 terrace Court

San Diego, CA 92116

\*\*\*\*\*

001808

**From:** Julian Wulbern  
**To:** Jerry Sanders.  
**Date:** Monday, November 05, 2007 12:56:09 PM  
**Subject:** Subject: Kensington Terrace project 105244

Dear Mayor Sanders,

The City of San Diego has failed to inform the majority of residents of Kensington adequately and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, Dr Julian H. Wulbern., a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable time for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

I am particularly concerned because, as a 79 year old disabled person (I am an amputee), the removal of all on-street parking spaces between I-15 and Van Dyke Ave. will result in the removal of the four handicapped parking spaces on Adams which enable me to make my daily visits to the Kensington - Normal Heights branch of the San Diego Public Library, a branch which serves a significant number of handicapped and elderly patrons. I am also disturbed because the widening of the traffic lanes on Adams resulting from the removal of parking spaces will surely cause increased traffic speeds, endangering the many families with small children who use the small playground at the library site. In addition, the side streets in the area are already so narrow that they are unsafe for two-way traffic: generally, when cars are parked on both sides of these streets, when two cars approach in opposite directions, one must yield to the other. Where will cars of existing businesses on Adams be able to park to carry out their errands there? How can this proposed "solution" be construed to be fair to long established and popular establishments on Adams?

In short, I fail to see the benefit to the established community of Kensington which will result from this proposal that would justify the impact on traffic and safety that would surely result. As a resident of our community yourself, I would hope that you would be sensitive to these concerns.

Sincerely,

Dr. Julian H. Wulbern  
43304 Aldine Drive  
San Diego, CA 92116

001809

**From:** amywinn@cox.net  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 1:06:36 PM  
**Subject:** <No Subject>

**Subject:** Kensington Terrace project 105244

\*\*\*\*\*

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, Amy Winn, a resident

of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with

respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe

that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed

and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to

provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,  
Amy Winn  
4880 W. Alder  
San Diego, CA 92116

\*\*\*\*\*

**CC:** Dan Stricker, John Fisher, DSDEAS DSDEAS, Toni Atkins, April Chesebro

C01810

**From:** Allison Walsh  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 1:42:57 PM  
**Subject:** Please delay 8 Nov. Planning Commission meeting

Subject: Kensington Terrace project 105244  
The Honorable Mayor Jerry Sanders  
City Administration Building  
11th Floor, 202 C Street  
San Diego, CA 92101  
Phone: (619) 236-6330  
Fax: (619) 236-7228

Dear Mayor Sanders:

I live on Ridgeway Drive in Kensington. I believe that I was not adequately informed about the progress of this project's passage toward planning approval. I have just learned that the traffic impact study that was supposed to be conducted for this project instead referenced inaccurate and outdated tabular data, rather than a performed empirical evaluation. I believe that our neighborhood traffic flow and parking will be severely and negatively affected.

Moreover, I have just learned that an Environmental Impact Study was never performed. Thus, it is my belief that the City has not done due diligence in analyzing the environmental impacts of this development.

Because of these reasons, with this email I am requesting you, as San Diego City Mayor, to move the Planning Commission's Committee hearing on this project. The meeting is currently scheduled for this Thursday, 8 November. I feel our community needs at least 60 days to study these issues more effectively. I am requesting a postponement of the meeting of the Planning Commission to approve project #105244 (Kensington Terrace) to no earlier than 8 January 2008. This waiting period should also provide sufficient time for our community to register our comments and recommendations with the Planning Commission, as we were unable to complete adequately before this week.

Very truly yours,

Allison & John Walsh, 4266 Ridgeway Drive, San Diego, 92116

**CC:** Dan Stricker, John Fisher, DSDEAS DSDEAS, ToniAtkins, April Chesebro

00-1511

**From:** Sarah & Dean Calbreath  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 1:48:01 PM  
**Subject:** Kensington Terrace project 105244

Dear Mayor Sanders,

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated.

I, Sarah Thailing, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007.

I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Sarah Thailing

4232 Hilldale Road

San Diego, CA 92116

**CC:** Dan Stricker, John Fisher, DSDEAS DSDEAS



001812

**From:** Gail Greer  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 2:14:54 PM  
**Subject:** <No Subject>

To: Mayor Jerry Sanders

Subject: Kensington Terrace Project 105244

This is a request for a 60 day postponement for the Planning Commission hearing scheduled for November 8, 2007.

When I attended a sub committee meeting of the Kensington-Talmadge planning group to discuss design on September 17, 2007 I asked about the status of the Environmental Impact Report. I was informed by a planning committee member that there would be no report and that it was too late for me comment on anything and that everything had been approved. As it turned out, this was not the case.

Because of the mis-information given by the planning committee member I think it only reasonable to postpone the Planning Commission presentation to ensure that the correct information is disseminated regarding public response times.

Your assistance in this matter is greatly appreciated.

Gail Greer  
4725 Marlborough Drive  
San Diego, CA 92116

--

**CC:** Dan Stricker

001813

**From:** Rebecca Jones  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 2:29:05 PM  
**Subject:** Kensington construction project; Kensington Terrace project 105244

Dear Mayor Sanders,

I am one of your Kensington neighbors and I write to express my concern about the approval process for the new development that is slated to be built on Adams between Marlborough and Edgeware. The process has been proceeding way too quickly, with far too little public information available about the likely impact of this development on the neighborhood. For example, I have learned that the development will generate about 2,500 new auto trips in and out of the neighborhood each day - that sounds like an awful lot, but without know the numbers for our current traffic patterns I can't even judge it.

I am asking that you postpone the Planning Commission meeting set for November 8 for 60 days so my neighbors and I can be sure to have enough information about the proposed development that we can offer informed opinions about whether we want this to happen in our neighborhood.

Thank you.

Rebecca Jones

4270 Biona Place

San Diego, 92116

(619) 284-1292

**CC:** Dan Stricker, John Fisher, DSDEAS DSDEAS, ToniAtkins, April Chesebro

001814

**From:** Jim Symons  
**To:** Dan Stricker  
**Date:** Monday, November 05, 2007 4:02:45 PM  
**Subject:** Project #105244 Kensington Terrace

11.5.07

This afternoon, I received an e-mail from another member of the community that contains the following:

"2. I told Dan that the KTPB did no extra or special noticing given that the size, redesign, rezoning of the site...which I feel is inadequate. He didn't disagree....but all that is not mandatory."

The reference to "KTPB" is the Kensington-Talmadge Planning Group (sic). The question to be raised is, how can the planning group hold that their decision represents the Kensington Community, if only a few were given the opportunity to have a voice?? Please enter this to the official record.

Sincerely,

Jim Symons  
4666 Edgeware Rd.  
92116

**CC:** Jim Fisher, April Chesebro

001815

**From:** Marc Winitz  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 4:05:59 PM  
**Subject:** RE: Subject: Kensington Terrace project 105244 - Continuance Requested

Mayor Sanders,

Further to my email below, I would like to ask that you and the Planning Commission provide a continuance and move the Planning Commission Committee Hearing scheduled for November 8, 2007 re: Kensington Terrace Project #105244 back at least 60days.

The basis for this request is as follows:

A majority of the Kensington community has only recently become aware of this project. Therefore, we need to understand the traffic and parking impact this project will have on our neighborhood. Specifically further time and attention by the City, the Developer and Kensington Community members are needed to:

1. Understand traffic & parking impacts on Adams Avenue and several neighboring streets.
2. Assess the pedestrian vs. vehicle safety issues that will certainly occur based on the current structure of this project. Kensington has a large number of school age children and is a pedestrian community. The current recommendations made by the city in regards to the projected increased traffic and how to mitigate these concerns appears to increase the risk of public safety being compromised.

Granting a 60 day continuance will allow the Kensington community to address all of the factors with the City and the Developer of this project to ensure the final development provided is a positive enhancement to our area. Thank you in advance for your consideration.

Regards,

Marc Winitz  
4727 Biona Drive  
San Diego, CA 92116

---

From: winitz\_marc@hotmail.com  
To: jerrysanders@sandiego.gov  
CC: dstriker@sandiego.gov; jsfisher@sandiego.gov; dsdeas@sandiego.gov; winitz\_marc@hotmail.com  
Subject: Subject: Kensington Terrace project 105244  
Date: Mon, 5 Nov 2007 09:31:34 -0800

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated. I, Marc Winitz, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to

001816

provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Marc Winitz

4727 Biona Drive

San Diego, CA 92116

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CC: Dan Stricker, John Fisher, DSDEAS DSDEAS, Planning Commission, Marc Winitz

001517

**From:** db hamilton  
**To:** Planning Commission  
**Date:** Monday, November 05, 2007 4:52:52 PM  
**Subject:** Kensington Terrace #105244

Dear Mayor Sanders,

I, DAVID B. HAMILTON, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Furthermore, it is my contention that The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated

Sincerely,  
David B. Hamilton  
4544 Edgeware Rd  
San Diego, CA 92116

CC:  
City Project Manager, Dan Stricker  
City Project Manager, John Fisher  
Environmental Planner, Anne Jarque  
Council member: Toni Atkins  
April Chesebro

CC: Dan Stricker, John Fisher, DSDEAS DSDEAS, ToniAtkins, April Chesebro

001818

**From:** Robert Furey  
**To:** Jerry Sanders, Dan Stricker, Toni Atkins  
**Date:** Monday, November 05, 2007 4:59:05 PM  
**Subject:** Planning Commission Hearing for Project #105244 (Kensington Terrace)

Dear Mayor Sanders (et al):

I am a resident of Kensington and I am writing to ask that you NOT step in to postpone the scheduled hearing for project # 105244 (Kensington Terrace) - scheduled for this Thursday, November 8th, 2007.

Like many others, I have been generally familiar with the project during the 2+ years that it has been moving through the established approval process via the public noticing process and regular writings in the press. The site has also been well posted for many months now.

I support the project as proposed as well as the mitigation measures recommended by the City. As a professional who is familiar with the entitlement process, it is clear that the many hoops a development like this must go through have been completed. The developer has been communicative, responsive and I think the project as proposed agrees with the intent of the mid City's PDO, and the municipal code.

Thanks for your time and attention to this matter.

Robert Furey  
4550 Van Dyke Ave  
San Diego Ca 9216

**CC:** Bruce Fox, Colum O'Hare, Alex Zweig

001819

**From:** Julie Jordan  
**To:** Planning Commission  
**Date:** Monday, November 05, 2007 5:36:25 PM  
**Subject:** Kensington Terrace Project, Project No. 105244

November 5, 2007

Via Electronic Mail Only

PlanningCommission@sandiego.gov

Dear Planning Commission:

The purpose of this letter is to express concerns over the pending hearing for the Kensington Terrace Project, Project No. 105244 set for the Planning Commission on November 8, 2007. I am requesting the hearing be postponed until the community has sufficient time to review and comment on the proposed mitigated negative declaration.

I am a homeowner and resident of Kensington. I have only recently become aware of the project - not through notice from the City but from fellow neighbors. I am deeply concerned that the environmental process has not been followed pursuant to CEQA. In particular, it does not appear that proper public notice and review was given.

I am not interested in preventing development at the subject site. However, I, and countless others in Kensington, would like an opportunity to review the mitigated negative declaration (hereinafter "MND") and offer comments regarding the significant environmental impacts and the proposed mitigation.[1]

As I am sure you are aware, "public participation is an essential part of the CEQA process." CEQA guidelines 15201. A very large number of Kensington residents are completely shocked that they were not informed of this project. The community feels it did not have an opportunity to comment on it - particularly in an educated fashion - once it learned about the size and scope of the project. "Environmental review derives its vitality from public participation." Ocean View Estates Homeowners Assn, Inc. v. Montecito Water District, (2004) 116 Cal.App.4th 396, 400.

"Public review permits accountability and informed self-government...Public review ensures that appropriate alternatives and mitigation measures are considered, and permits and input from agencies with expertise...Thus, public review provides the dual purpose of bolstering the public's confidence in the agency's decision and providing the agency with information from a variety of experts and sources."

Schoen v. Department of Forestry & Fire Protection, (1997) 58 Cal.App.4th 556, 573-574.

Who better to understand the community and regional character than the homeowners and residents of Kensington. Environmental review is supposed to involve the public in a recognition that, "comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate significant environmental impacts." Guide to CEQA, 11th Ed. Remy, Thomas, Moose & Manley at p. 349.

This was not done. Once a lead agency (in this case the City of San Diego) determines that it will proceed with a MND, it must provide members of the public and specified agencies with notice of its intention to proceed to adopt the MND. Pub. Res. Code 21092(a)(b); CEQA guidelines 15072.[2]

In the Plaggmier v. City of San Jose, (1st Dis. 1980) 101 Cal.App. 3d 842, 853-856, the Court emphasized the importance of providing members of the public with an adequate opportunity to protest the conclusions of a proposed MND.



001820

In the instant case, the City admits it did not even provide the minimum 20 days notice. See "Responses to Comments, unnumbered paragraph, "[t]he document was available for a 20-day public review period from September 7, 2007 to September 26, 2007". That is not 20 days.

It would seem the City should be interested in receiving informed comments from the residents of Kensington. This is a neighborhood made up of families and longtime residents. The residents are interested in working with the City and the Developer to encourage a project that enhances the community - while at the same time protects the environmental resources that are unique to Kensington. The only way to do that is to include the community in the environmental process. This has not been done.[3]

It seems that the "scoping" for notice of the proposed project was very limited. My understanding is it may have been limited to as little as 300 feet from the project. In a geographically isolated and almost exclusively residential neighborhood, 300 feet would seem clearly insufficient to capture the "impact area".

I am hopeful that the Planning Commission, the City Attorney's office and the Office of the Mayor will help the residents of Kensington to ensure that all levels within the City of San Diego are held accountable to make decisions with environmental consequences in mind. Thank you for your anticipated attention.

Very truly yours,

Julie A. Jordan  
4965 Kensington Drive  
San Diego, CA 92116  
julie\_jordan@sbcglobal.net

cc:

City Project Manager, Dan Stricker dstricker@sandiego.gov  
City Project Manager, John Fisher jsfisher@sandiego.gov  
Environmental Planner, Anne Jarque DSDEAS@sandiego.gov  
Deputy City Attorney, Jim Vanderlin jvanderlin@sandiego.gov  
Council member: Toni Atkins email: toniatkins@sandiego.gov  
Mayor Jerry Sanders, JerrySanders@sandiego.gov

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[1] A very brief review of the MND reveals significant impacts for traffic, aesthetics and neighborhood character, historical resources, and public safety for hazardous materials.

[2] Further, I see no evidence that the MND was ever sent to the State Clearinghouse to allow for review and comment. As I am sure you are aware, the legislature amended Public Resources Code 21082.1 to require that copies of virtually all environmental documents, including negative declarations, be submitted to the State Clearinghouse for review and comment by state agencies.

[3] Although not required, CEQA encourages public hearings on proposed NDs and MNDs. CEQA Guidelines 15202 (a) (g). The residents of Kensington have spoken loud and clear that they want to be included in the process. Obviously one or two public hearings would allow for that. They were not offered here.

CC: Dan Stricker, John Fisher, DSDEAS DSDEAS, jvanderlin@sandiego.gov, ToniAtkins, Jerry Sanders

001821

**From:** Linda Brown-Key  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 6:10:05 PM  
**Subject:** Kensington Terrace, project 105244

Subject: Kensington Terrace project 105244

Dear Mayor Sanders,

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three-story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. I feel that significant public safety and environmental issues have not been properly evaluated. I am resident of the community of Kensington, and am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Please grant us a continuance until the issues we see can be worked out. I am particularly concerned about the issues of traffic, parking, and public safety. This is a small neighborhood, and increasing traffic as substantially as it seems this project will lead to a huge change in lifestyle and safety in our neighborhood. I am concerned about the traffic studies done and do not feel that they reflect the true impact of this project. I have even spoken to the people who run the gas station, and know for a fact that the numbers listed for traffic into the gas station are out-right incorrect. We need time to truly look at the project and address our concerns. Please grant us this.

Sincerely,  
Linda Brown-Key  
4627 Edgeware Rd.  
San Diego, CA 92116

**CC:** Dan Stricker, John Fisher, DSDEAS DSDEAS, Planning Commission

001822

**From:** Moore2com@aol.com  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 7:47:48 PM  
**Subject:** Please delay 8 Nov. Planning Commission meeting

Subject: Kensington Terrace project 105244  
The Honorable Mayor Jerry Sanders  
City Administration Building  
11th Floor, 202 C Street  
San Diego, CA 92101  
Phone: (619) 236-6330  
Fax: (619) 236-7228

Dear Mayor Sanders:

I live in Kensington not far from the proposed Kensington Terrace development, City project number 105244. I believe that residents were not adequately informed about the progress of this project's passage toward planning approval, and believe that our neighborhood traffic flow and parking will be severely and negatively affected.

Because of these reasons, with this email I am requesting you, as San Diego City Mayor, to move the Planning Commission's Committee hearing on this project. The meeting is currently scheduled for this Thursday, 8 November. I feel our community needs more time to study the project. I am requesting a postponement of the meeting of the Planning Commission to approve project #105244 (Kensington Terrace). A waiting period should also provide sufficient time for our community to register our comments and recommendations with the Planning Commission, as we were unable to complete adequately before this week.  
Sincerely,

Sydney Moore  
5026 Bristol Rd. San Diego, CA 92116

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See what's new at <http://www.aol.com>

**CC:** Dan Stricker, John Fisher, DSDEAS DSDEAS, ToniAtkins, April Chesebro

001823

**From:** tcapp@noboundariesinc.biz  
**To:** ToniAtkins  
**Date:** Monday, November 05, 2007 8:28:52 PM  
**Subject:** Kensington Terrace project

Dear Councilmember Toni Atkins,

I appreciate your quick response to my email regarding the proposed Kensington Terrace project. I am also pleased to see that you have reviewed the steps taking by the Planning Commission to notify a portion of the Kensington residents most closely impacted by this development. While it would seem that all guidelines for notification were taken, I would like to take exception with the concept that only residents who live within 300 feet of the development area would have concerns about this project and would want to be made aware of it. As this section of Adams Avenue is the only mixed use/ commercial area of Kensington, it is of importance to ALL the property owners and renters in the Kensington neighborhood. The traffic generated by this development will impact almost everyone's entry into the neighborhood and it seemingly will create large parking issues for the residents on Edgeware and Marlborough.

If this project is approved it will be the largest building both in height and width that historical Kensington has every held. The scope of the three story building covering 51,000 square feet of retail, residential and business space justifies and indeed warrants, the city taking additional steps to ensure that the majority, not the minority, of Kensington residents be notified. I had heard that this area was going to be developed when the burned out building on Adams sold but did not hear anything regarding the size of the project until the night before the initial October hearing, that was then rescheduled for Nov. 8th. That night my wife was walking and saw a notice about the hearing in the magazine racks at the realtor office. We IMMEDIATELY sent an email voicing our concerns to the city because that was the first we'd heard that the project was to be 3- story and involve the whole block.

My wife and I are not against the project as a whole-we firmly believe that development of this area is in the neighborhood's best interest and can be embraced by many more residents if a few issues are more thoroughly discussed. We hope that concerned residents, Ken-Tal and the developer can meet again and not just discuss what is planned but also come up with solutions to the most widespread concerns. This would then lead to a community that is ready for change and willing to embrace and support the businesses that come, making for a more long-lasting success for the developer as well. We would point to the differences between the revitalization of South Park and Hillcrest. Both are thriving, but South Park certainly retains a smaller, quaint residential feel, while Hillcrest is a busier, more trafficked urban area. Throughout the city, Kensington is noted as a residential area of historical significance- it is the site of the annual Memorial Day parade, host of holiday home tours and has an active homeowner base that continually upgrades and maintains their 70 to 100 year old homes. Doesn't this community deserve more time?

I would appreciate if you would look beyond the Planning Commission's notification process and guidelines and understand the direct impact this project will have on the whole Kensington community. There are too many unanswered questions and many residents that are not aware of this project.

001824

It should be in your best interest to help support Historical Kensington and its residents and ask for a continuance and the postponement of the November 8th hearing date.

Regards,  
Tom Capp

Kensington Homeowner  
4195 Norfolk Terrace  
San Diego, CA 92116  
619-248-8373

CC: Planning Commission, Dan Stricker, John Fisher, DSDEAS DSDEAS,  
jvanderlin@sandiego.gov, Jerry Sanders

001825

**From:** shakti@aolp.org  
**To:** Dan Stricker  
**Date:** Monday, November 05, 2007 8:57:29 PM  
**Subject:** kensington neighbors want to be heard

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a

proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, Shirley Boyle, a resident

of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect

to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our

community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get

our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide

comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,  
Shirley E. Boyle  
4847 Hart Drive  
San Diego, Ca. 92116

001828

**From:** Joy Brewster  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 9:08:02 PM  
**Subject:** Kensington Terrace project 105244

Subject: Kensington Terrace project 105244

\*\*\*\*\*

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a

proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, Joy Brewster, a resident

of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with

respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe

that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed

and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to

provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Joy Brewster

5152 Canterbury Drive

San Diego, CA 92116

\*\*\*\*\*

001827

**From:** Leslie Tam  
**To:** Jerry Sanders  
**Date:** Monday, November 05, 2007 9:51:39 PM  
**Subject:** Project # 105244

Dear Mayor Sanders:

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, Leslie Tam, a resident

of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Leslie Tam  
5233 Canterbury Drive  
San Diego, CA 92116

**CC:** Dan Stricker, John Fisher, DSDEAS DSDEAS



001528  
**From:** Olga West  
**To:** Jerry Sanders, Dan Stricker, John Fisher, DSDEAS DSDEAS  
**Date:** Monday, November 05, 2007 9:54:54 PM  
**Subject:** Kensington Terrace project 105244

As a resident of the Kensington community, I am requesting that the hearing for the above named project be postponed.

I strongly believe that the community as a whole needs to provide input to the scope of the project and the impact of the proposed traffic changes.

I would like to ask for a continuance on this issue and/or a denial to the current proposed project. I would like the developer to hear the input from the community on what is a reasonable development for this area of land.

*The proposed traffic light, street changes, and increased car trips in and out of the 3 block area would cause congestion continually throughout the day. The impact of the project is too great and detrimental to the safety of children crossing the street to the park and library, pedestrians trying to access the current businesses, and residents trying to enter and exit the community.*

Your attention to this matter is appreciated.

Olga West  
4146 Rochester Road  
San Diego, CA 92116

--  
  
**CC:** ToniAtkins, April Chesebro

Fisher, John 031629

---

**From:** kledger@cox.net  
**Sent:** Monday, November 05, 2007 9:12 AM  
**To:** Office of the Mayor  
**Cc:** Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins  
**Subject:** Kensington Terrace project

Dear Mr. Sanders,

I'd like to join with my neighbors here in Kensington who have expressed concern about the Kensington Terrace project, 105244.

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a

proposed three story development on Adams Avenue, that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated.

I, Kay Ledger, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our

community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Kay Ledger

4875 Edgeware Rd.

San Diego, CA 92116

Fisher, John 031830

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**From:** jeaniecamp@gmail.com  
**Sent:** Monday, November 05, 2007 8:57 AM  
**To:** Office of the Mayor  
**Cc:** Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins  
**Subject:** Please delay 8 Nov. Planning Commission meeting

Subject: Kensington Terrace project 105244

The Honorable Mayor Jerry Sanders

City Administration Building

11th Floor, 202 C Street

San Diego, CA 92101

Phone: (619) 236-6330

Fax: (619) 236-7228

Dear Mayor Sanders:

I live on Edgeware Road in the block affected by the proposed Kensington Terrace development, City project number 105244. I believe that I was not adequately informed about the progress of this project's passage toward planning approval. I have just learned that the traffic impact study that was supposed to be conducted for this project instead referenced inaccurate and outdated tabular data, rather than a performed empirical evaluation. I believe that our neighborhood traffic flow and parking will be severely and negatively affected.

Moreover, I have just learned that an Environmental Impact Study was never performed. Thus, it is my belief that the City has not done due diligence in analyzing the environmental impacts of this development.

Because of these reasons, with this email I am requesting you, as San Diego City Mayor, to move the Planning Commission's Committee hearing on this project. The meeting is currently scheduled for this Thursday, 8 November. I feel our community needs at least 60 days to study these issues more effectively. I am requesting a postponement of the meeting of the Planning Commission to approve project #105244 (Kensington Terrace) to no earlier than 8 January 2008. This waiting period should also provide sufficient time for our community to register our comments and recommendations with the Planning Commission, as we were unable to complete adequately before this week.

Very truly yours,

Jean M. Camp

4757 Edgeware Road  
San Diego, CA 92116  
Home: 619-280-7303

Fisher, John 001831

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**From:** margaretbeth@cox.net  
**Sent:** Monday, November 05, 2007 8:31 AM  
**To:** Office of the Mayor  
**Cc:** Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins  
**Subject:** Subject: Kensington Terrace project 105244

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated. As a resident of the community of Kensington, I am requesting that the Mayor of San Diego move the Planning Commission's hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Margaret B. McCann

4650 Edgeware Road

San Diego, CA 92116

619-584-2896

Fisher, John

---

From: jlezny@cox.net  
Sent: Monday, November 05, 2007 6:38 AM  
To: Office of the Mayor  
Cc: Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins  
Subject: DO NOT DELAY the Kensington Terrace project

Subject: Kensington Terrace project 105244

Dear Mr. Mayor,

First, didn't you love Jersey Boys last night? I saw you during intermission. How about that great theater coming from San Diego? Now, onto some business...

I am a resident of Kensington and have known about the Kensington Terrace project for at least 6 months. I frequent our business district and have seen signs posted.

I trust that the city will or has required all proper environmental studies to be conducted on this project.

Based on the plans presented to date, I am happy that there will be more parking in Kensington, both on street and underground. How great!

Please DO NOT DELAY this project. Please do anything in your power to keep the project moving along, we need to get rid of that gas station and boarded up houses ASAP.

I do not think a delay for the Planning Commission's Committee hearing will help. Those that are opposed to the project will remain opposed, I don't see how any additional information or time will help.

Thank you for your consideration of this matter.

Sincerely,

Jan K Lezny

4309 Adams Ave

San Diego, CA 92116

**Stricker, Dan**

---

**From:** jcrowlelaw@cox.net  
**Sent:** Monday, November 05, 2007 10:53 AM  
**To:** Commission, Planning  
**Cc:** Stricker, Dan; Mayor, Office of the; Chesebro, April; Atkins, Councilmember  
**Subject:** november 8 Kensington Terrace proposal

**Attachments:** image001.jpg



image001.jpg (6  
KB)

Dear Planning Commission:

I am a Kensington resident. I request a postponement of your scheduled November 8 vote on the Kensington Terrace proposal.

I previously contacted you in October, right before the last scheduled vote. I was grateful that the October 18 vote was postponed.

Since then, there has been a groundswell of community concern about to the Kensington Terrace proposal. As the residents of our community have learned of the proposal for the first time - largely through an informal network of concerned residents - the concern about the stealth nature of this proposal have been overwhelming. Whether residents support it or oppose it, it should be incumbent on the City (through the Planning Commission) to provide a meaningful opportunity to learn about the project and voice concerns.

The many neighbors I have personally contacted during the past two weeks are all uniformly opposed to the Planning Commission vote on this proposal without allowing sufficient time to learn about the proposal in its current form, and to provide citizen input.

I am very concerned that the city has let us down by not providing adequate information about this proposal, or sufficient time for true community input.

For example, when I e-mailed my concerns about the proposal in October, I was told that a new notice of the next Planning Commission meeting would be sent out on October 24. My husband and I never received official notice about the new hearing. I have since learned that notices were sent to residents within a small radius of the project, but not to those of us who are residents beyond this radius, even though we were told notice would be sent.

Another example is that the information about the proposal on the internet is difficult to access and impossible to read. For example, the 100+ page traffic study is not something that a concerned citizen can understand without expert assistance. We are extremely concerned about the impact of this proposal on traffic. Something other than vague promises of mitigation should be provided. Specifics as to what will happen to traffic on Adams Avenue must be addressed now, and not left to the vagaries of the future.

A third example is that the "minutes" of the Kental Planning Committee -- which has apparently given its approval to this proposal -- are not available at all on the relevant website.

A project this large - which has significant commercial square footage but does not contain even a basic requirement for conditional use permits for the number or type of commercial tenants - is bound to have a significant effect on our small and geographically contained community.

The majority of affected residents have NOT been notified about this project. The community is demanding that it have input into changes on Adams Avenue be considered

FIRST, before the Planning Commission votes.

I urge a postponement of the November 8 vote.

Jackie Crowle

5302 Canterbury Drive

**Stricker, Dan**

---

**From:** Charles.Scott@kts-law.com  
**Sent:** Monday, November 05, 2007 12:16 PM  
**To:** Commission, Planning  
**Cc:** Stricker, Dan; Mayor, Office of the; DSDEAS DSDEAS; Chesebro, April; Atkins, Councilmember; chasjacq@cox.net  
**Subject:** Kensington Terrace Project - Nov. 8th Hearing

To the Planning Commission:

I wanted to let you know that I am opposed to the current proposal for new construction on Adams Avenue between Marlborough and Edgeware (the Kensington Terrace project). I hope that you will vote against it on November 8th. At a minimum, I believe that the matter should be postponed in order to give the community residents more information and a chance to meaningfully participate in the decision-making process.

I am requesting that the Planning Commission's Committee hearing with respect to project # 105244 (Kensington Terrace) be postponed at least 60 days from the current hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. This extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

The project as originally proposed, with low cost housing and no street and minimal neighborhood traffic impacts or changes, was far less objectionable. Somehow, with little or no notice to the community, it has turned into a major project that will forever change the village character of Kensington. I have lived in Kensington for over 15 years, on Canterbury Drive, the same street as Mayor Sanders and Congresswoman Susan Davis.

Although I try to keep current on community developments, the first time that I heard about the new scope of the development project was a recent flyer indicating the October 18 hearing was the "last opportunity" to be heard about this project. This appears to be a "stealth" effort by a developer to significantly alter not just that particular corner, but all of Adams Ave. I strongly urge the Planning Commission to require detailed information to be provided to Kensington residents BEFORE voting on this proposal.

One major problem I have with the proposal is the request to modify traffic flow on Adams Avenue. This is a small neighborhood, with only two main access roads (Marlborough and Kensington Drive) to our homes. This proposal would seriously alter those points of access. I drive this route multiple times every day. Adding a stoplight, bike lanes, a single turn lane, and other changes will have a very negative impact on neighborhood traffic.

Another major objection is to the proposed parking changes. While the precise details have not been timely circulated to affected residents, it now appears that the proposal would eliminate parking on Adams Avenue. This will affect the use of the library and the park and the local businesses (especially the restaurants and the character of our neighborhood. There is not enough parking as it is. Every new business that has opened has added to this problem. Eliminating street parking will magnify this problem. Adding paid commercial parking is not a solution for those of us who live here. It is certainly not a



solution for the businesses that depend on our patronage.

001836

If early morning commute traffic flow to the I-15 is perceived as a problem, actual enforcement of the current 6 a.m to 9 a.m. parking ban would solve the problem.

Another problem that I have is to the complete lack of any control over what businesses will be located in the project. As I understand it, because there is no conditional use permit involved, we could end up with a Jack-in-the-Box and a Kentucky Fried Chicken outlet there. Any project approval should specify what types of businesses will be located in the project.

My last objection is to the height variance. Just because one was granted does not mean another should be. This is a neighborhood of single family homes and a few apartments. Two stories should be the maximum.

Due to my work schedule, I am unable to attend the hearing. I urge you to either postpone the hearing or simply reject this current proposal.

Charles Scott

**Stricker, Dan**

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**From:** kcapp@oopsydaisy.com  
**Sent:** Monday, November 05, 2007 12:54 PM  
**To:** Commission, Planning  
**Cc:** Stricker, Dan; Mayor, Office of the; DSDEAS DSDEAS; Atkins, Councilmember; tcapp@oopsydaisy.com  
**Subject:** Kensington Terrace proposed development

Dear Planning Commission,

I am writing in regards to the hearing that is scheduled for this Thursday at 9:30am to review the proposed Kensington Terrace Development. I am requesting a continuance of this hearing so that our neighborhood may have more time to work with Ken-Tal and the developer to get answers to more of our questions. My husband and I, homeowners in Kensington, only found out the night before the originally scheduled October meeting that this was to be a 3 story complex. We found this out because I happened to walk by a realtor office and I saw a public notice. We don't live within 300 feet of the proposed development site and therefore received no mailings on this issue. We had heard that development was going to happen and I don't object to that, but we do object to the SIZE of this development and the increased traffic and parking congestion it will bring. We immediately sent an email to your commission objecting to this development and we received the email back that the hearing had been moved to Nov. 8th. Since that time we have spoken with many of our neighbors and found that none of them had accurate information on the changes planned for Adams Avenue. Additionally we attended the meeting with the developer held at the Kensington Church and would like to point out that it was well attended and many people had a number of questions. Not all those questions were answered and it seems that there is still room for better solutions.

We urge you to give this historic neighborhood a chance to become involved in a project that could literally change the face of the neighborhood and will, undoubtedly, set the tone for future development to come. While many different points were raised at last Thursday night's meeting, three points are of utmost importance to me:

My husband and I both feel that 3 stories is simply overpowering to Adams Avenue. We'd like development to happen and agree that what we have now is an eyesore, but we'd like development in keeping with the rest of the street, more like the redevelopment that has happened in South Park versus Hillcrest. We are paving the way for future development on Adams now and would like to encourage a more quaint restoration, in keeping with historical feel of neighborhood, versus the very dense and large scale of what is proposed. I think with some cooperation between developer and residents this really can still happen. If you drive South Park and then Hillcrest I think you'll very clearly see the difference in the results there.

The parking issues for Edgeware and Marlborough are of concern and while we appreciate that the developer is putting in parking, which is a good and necessary move, we'd like to see better protection for the residents of those streets, i.e. residential parking stickers for them with developer paying for street signage reserving those areas for people with parking stickers. The problem we foresee with underground validated parking is people will choose the street parking first. We don't live on either of these streets (we are on Norfolk Terrace) but out of respect for our neighbors I think this should be thought through.

Additionally the alley behind the gas station will be a very busy 2 way street and stop

001838

signs should be planned for these intersections, otherwise people (and children) walking up to the park and the library will still be competing with motorists to cross just as they were with gas station traffic. We would like to be proactive in the planning for these intersections, safeguarding pedestrians now, not after the fact.

In summary, my husband and I aren't trying to stop this development we are just requesting some time to try to work with Ken-Tal and the developer to bring in more of the community's feedback now that more people are in the loop. I think that is reasonable and I'd love to see a development go in that the vast majority of residents are happy to support so we can bring in businesses that will serve the community and be successful in our neighborhood with residents ready to frequent their establishments.

Best regards,

Karen Capp

4195 Norfolk Terrace

San Diego, CA 92116

619-750-4468

Fisher, John 001839

From: tmalone44@hotmail.com  
Sent: Monday, November 05, 2007 6:04 AM  
To: Office of the Mayor  
Cc: Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins  
Subject: Kensington Terrace Project

Subject: Kensington Terrace project 105244

\*\*\*\*\*

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated. I, Tim Malone, a resident

of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Tim Malone

4636 Edgeware Rd

San Diego, CA 92116

\*\*\*\*\*

Boo! Scare away worms, viruses and so much more! Try Windows Live OneCare! Try now!

001840

Fisher, John

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**From:** Fisher, Jim  
**Sent:** Monday, November 05, 2007 4:05 PM  
**To:** jim@jgspermitservice.com; John Fisher  
**Subject:** Re: Project #105244 Kensington Terrace

John, Here is another email for you. Jim

>>> Jim Symons 11/5/2007 4:00:03 PM >>>  
11.5.07

*This afternoon, I received an e-mail from another member of the community that contains the following:*

*"2. I told Dan that the KTPB did no extra or special noticing given that the size, redesign, rezoning of the site...which I feel is inadequate. He didn't disagree....but all that is not mandatory."*

*The reference to "KTPB" is the Kensington-Talmadge Planning Group (sic). The question to be raised is, how can the planning group hold that their decision represents the Kensington Community, if only a few were given the opportunity to have a voice?? Please enter this to the official record.*

Sincerely,

Jim Symons  
4666 Edgeware Rd.  
92116

12/18/2007

**Fisher, John** 001841

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**From:** winitz\_marc@hotmail.com  
**Sent:** Monday, November 05, 2007 4:05 PM  
**To:** Office of the Mayor  
**Cc:** Dan Stricker; John Fisher; DSDEAS DSDEAS; Planning Commission; winitz\_marc@hotmail.com  
**Subject:** RE: Subject: Kensington Terrace project 105244 - Continuance Requested

Mayor Sanders,

Further to my email below, I would like to ask that you and the Planning Commission provide a continuance and move the Planning Commission Committee Hearing scheduled for November 8, 2007 re: Kensington Terrace Project #105244 back at least 60days.

The basis for this request is as follows:

A majority of the Kensington community has only recently become aware of this project. Therefore, we need to understand the traffic and parking impact this project will have on our neighborhood. Specifically further time and attention by the City, the Developer and Kensington Community members are needed to:

1. Understand traffic & parking impacts on Adams Avenue and several neighboring streets.
2. Assess the pedestrian vs. vehicle safety issues that will certainly occur based on the current structure of this project. Kensington has a large number of school age children and is a pedestrian community. The current recommendations made by the city in regards to the projected increased traffic and how to mitigate these concerns appears to increase the risk of public safety being comprimised.

Granting a 60 day continuance will allow the Kensington community to address all of the factors with the City and the Developer of this project to ensure the final development provided is a positive enhancement to our area. Thank you in advance for your consideration.

Regards,

Marc Winitz  
4727 Biona Drive  
San Diego, CA 92116

---

**From:** winitz\_marc@hotmail.com  
**To:** jerrysanders@sandiego.gov  
**CC:** dstricker@sandiego.gov; jsfisher@sandiego.gov; dsdeas@sandiego.gov; winitz\_marc@hotmail.com  
**Subject:** Subject: Kensington Terrace project 105244  
**Date:** Mon, 5 Nov 2007 09:31:34 -0800

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated. I, Marc Winitz, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and

get our questions answered. Additionally this extension will provide sufficient notice and a reasonable time frame for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Marc Winitz

4727 Biona Drive

San Diego, CA 92116

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Peek-a-boo FREE Tricks & Treats for You! Get 'em!

---

Help yourself to FREE treats served up daily at the Messenger Café. Stop by today!

**Stricker, Dan**

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**From:** shakti@aolp.org  
**Sent:** Monday, November 05, 2007 8:57 PM  
**To:** Stricker, Dan  
**Subject:** kensington neighbors want to be heard

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a

proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, Shirley Boyle, a resident

of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect

to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our

community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get

our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide

comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,  
Shirley E. Boyle  
4847 Hart Drive  
San Diego, Ca. 92116



001844

Stricker, Dan

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From: jim@jgspermitservice.com  
Sent: Monday, November 05, 2007 4:00 PM  
To: Stricker, Dan  
Cc: Fisher, Jim; Chesebro, April  
Subject: Project #105244 Kensington Terrace

11.5.07

This afternoon, I received an e-mail from another member of the community that contains the following:

"2. I told Dan that the KTPB did no extra or special noticing given that the size, redesign, rezoning of the site...which I feel is inadequate. He didn't disagree....but all that is not mandatory."

The reference to "KTPB" is the Kensington-Talmadge Planning Group (sic). The question to be raised is, how can the planning group hold that their decision represents the Kensington Community, if only a few were given the opportunity to have a voice?? Please enter this to the official record.

Sincerely,

Jim Symons  
4666 Edgeware Rd.  
92116

001645

Stricker, Dan

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From: GGreer.Conservator@att.net  
Sent: Monday, November 05, 2007 2:14 PM  
To: Mayor, Office of the  
Cc: Stricker, Dan  
Subject: <No Subject>

To: Mayor Jerry Sanders.

Subject: Kensington Terrace Project 105244

This is a request for a 60 day postponement for the Planning Commission hearing scheduled for November 8, 2007.

When I attended a sub committee meeting of the Kensington-Talmadge planning group to discuss design on September 17, 2007 I asked about the status of the Environmental Impact Report. I was informed by a planning committee member that there would be no report and that it was too late for me comment on anything and that everything had been approved. As it turned out, this was not the case.

Because of the mis-information given by the planning committee member I think it only reasonable to postpone the Planning Commission presentation to ensure that the correct information is disseminated regarding public response times.

Your assistance in this matter is greatly appreciated.

Gail Greer  
4725 Marlborough Drive  
San Diego, CA 92116

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001846  
Stricker, Dan

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From: jim@jgsperrmitservice.com  
Sent: Monday, November 05, 2007 11:47 AM  
To: Stricker, Dan  
Subject: Re: Project #105244: Kensington Terrace

11.5.07

Dan,

I appreciate your prompt response.

Jim Symons  
4666 Edgeware Rd.

Dan Stricker wrote:

Jim,  
Given the number of emails and calls I am receiving today, I doubt I will be able to respond to your previous email, asking a number of questions about the subject project. Regarding this question, no, the Planning Commission will discuss Requests for Continuances early on in their agenda on Thursday, and then can also continue the project during the hearing, should they believe that is necessary, which can occur at any time during the hearing of the item.

Daniel Stricker  
Development Project Manager  
Affordable/Infill Housing and Sustainable Buildings Expedite Program Development Services  
Department City of San Diego Tel. (619) 446-5251 Fax (619) 446-5499  
E-mail: dstricker@sandiego.gov

For useful information about the development process, please visit our web-site at:  
[www.sandiego.gov/development-services](http://www.sandiego.gov/development-services)

>>> Jim Symons 11/5/07 9:36:35 AM >>>  
11.5.07

Dan,

As a follow up to my recent e-mails, please review the attached letter. A neighbor conveyed that he spoke with Toni Atkins this past week. Ms. Atkins stated that "only the Mayor can delay the hearing on this matter." Is that true?? Thank You.

Jim Symons  
4666 Edgeware Rd.

001647

Stricker, Dan

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From: tmm.la@att.net  
Sent: Monday, November 05, 2007 11:09 AM  
To: Mayor, Office of the  
Cc: Stricker, Dan  
Subject: Kensington Terrace Project 105244

Dear Mayor Sanders:

It has recently come to our attention, as well as many other residents of the community of Kensington, that a project called Kensington Terrace (project # 105244) will be meeting with the Planning Commission on Thursday, November 8, 2007 to finalize the project.

We have some valid and serious concerns pertaining to this project that need to be addressed and they are as follows:

First, the traffic study is based on outdated traffic reports from 1989 and based on generic tables versus actual traffic studies for this specific Kensington Community.

Second, the Ken-Tal Planning Committee supports massive deviations of current zoning restrictions without any limitations to the size and scope of new businesses in the community.

Third, the Environmental Impact Study (EIS) submitted by Allard Jenson is incomplete and relies in pertinent on the faulty traffic study and lack of zoning restrictions.

Based on the above, we ask for a minimum 60 day continuance of the currently scheduled November 8th hearing before the Planning Commission so that accurate and complete information may be presented to the Board prior to their voting on this important issue.

Thank you for your help and consideration with regard to this matter.

Sincerely,

Michael and Teresa Anderson  
4978 Kensington Drive  
San Diego, California 92116

**Stricker, Dan**

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**From:** tcapp@noboundariesinc.biz  
**Sent:** Monday, November 05, 2007 10:27 AM  
**To:** Stricker, Dan  
**Subject:** Fw: Kensington Terrace project 105244

----- Original Message -----

**From:** Tom Capp  
**To:** JerrySanders@sandiego.gov  
**Sent:** Monday, November 05, 2007 10:15 AM  
**Subject:** Kensington Terrace project 105244

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated. I, Tom Capp, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project # 105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Thomas Capp

4195 Norfolk Ter.

San Diego, CA 92116

001849

Stricker, Dan

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From: jim@jgspermitservice.com  
Sent: Monday, November 05, 2007 9:37 AM  
To: Stricker, Dan  
Cc: Fisher, Jim  
Subject: Project #105244: Kensington Terrace

Importance: High

Attachments: LETTER TO CITY.DOC



LETTER TO  
CITY.DOC (20 KB)

11.5.07

Dan,

As a follow up to my recent e-mails, please review the attached letter. A neighbor conveyed that he spoke with Toni Atkins this past week. Ms. Atkins stated that "only the Mayor can delay the hearing on this matter." Is that true?? Thank You.

Jim Symons  
4666 Edgeware Rd.

001850

Stricker, Dan:

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From: loudesaegher@sbcglobal.net  
Sent: Saturday, November 03, 2007 9:43 PM  
To: Stricker, Dan  
Subject: FW: Hearing on 4100 block Adams Ave.

To: planningcommission@sandiego.gov  
Subject: Hearing on 4100 block Adams Ave.

Please do not consider granting this development:

Heighth exceeds current limit

Proposed restaurant -- we already have 5

Proposed bank -- we already have 1

If parking is restricted on Adams Ave., people will park on the side streets, blocking street parking for residents (this already happens by the bus stops & would increase)

Traffic has increased with cars using Adams rather than Hwy. 8 until Aldine Dr. Congestion will only increase despite widening Adams.

Kensington is not a through-way. Any additional commercial building & traffice generated thereby will destroy the walk-friendly neighborhood. An additional signal is not an answer.

I respectfully ask you to help us maintain Kensington's uniqueness & our peacefull neighborhood.

Lucia A. DeSaegher  
4656 Biona Dr.  
San Diego, CA 92116

001851

Stricker, Dan

---

**From:** jwest@dslextreame.com  
**Sent:** Saturday, November 03, 2007 7:04 PM  
**To:** Stricker, Dan  
**Subject:** Proposed development "Kensington Terrace"

After having reviewed the proposed development, Kensington Terrace, we wish to express our overwhelming concern and opposition with this development.

It is our most adamant request that this project NOT be approved.

Please do not destroy the small-town character of this lovely neighborhood.

Sincerely,

Philip and Joanne West  
4849 Canterbury Drive  
San Diego, CA 92116



001852

Stricker, Dan

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**From:** Ralph.Hanna@invmed.com  
**Sent:** Saturday, November 03, 2007 4:43 PM  
**To:** Commission, Planning  
**Cc:** Stricker, Dan; Chesebro, April  
**Subject:** Kensington Terrace Variance

Dear members of the planning commission,

Please vote NO on on the application for a building permit and variance for the proposed "Kensington Terrace" project at the corners of Adams Avenue and Marlborough. The project is far too large for the neighborhood and the parking issues associated with the development have not been solved by the developers proposal.

At three stories, this project will likely be the tallest building on Adams Avenue. The complete project is out of scale with the neighborhood, not withstanding the modest architectural improvements made by the developer in consultation with Ken-Tal planning group.

Of the 112 underground parking spaces in the building, a few are planned to be available for use by the public at a fee. This number is at the complete discretion of the developer and could be easily be reduced or eliminated. A few parking spaces in a development of over 32,000 square feet with a mix of retail business and office space is wholly inadequate. Parking will spill over into the neighborhood causing additional traffic problems for blocks near Adams Avenue.

Best regards,

Ralph Hanna

4958 Canterbury Drive

619-284-3265

Fisher, John 1053

---

**From:** kcapp@oopsydaisy.com  
**Sent:** Sunday, November 04, 2007 9:21 AM  
**To:** Office of the Mayor  
**Cc:** Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins  
**Subject:** Kensington Terrace proposed development

Dear Mayor Sanders,

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a

proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, Karen Capp, a resident

of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with

respect to project #105244 (Kensington Terrace) to at least 60 days from the current hearing date of November 8, 2007. I strongly believe

that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed

and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to

provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Karen Capp

4195 Norfolk Terrace

San Diego, CA 92116

001054

Stricker, Dan

---

**From:** mdoliver@pacbell.net  
**Sent:** Sunday, November 04, 2007 6:23 PM  
**To:** Stricker, Dan  
**Subject:** Kensington development

we oppose, in the strongest terms, the proposed development at Marlborough/Adams. The impact would be enormous on our neighborhood, both in size and traffic.

We have lived here since 1970 - as have many of our neighbors - and find this proposal destructive to all Kensington residents, developers excepted.

Please put us on the mailing list to be informed of the status:  
Earl and Marguerite Oliver  
5269 Canterbury Drive  
San Diego, CA 92116

Thank you for your attention.

Earl and Marguerite Oliver  
mdoliver@pacbell.net

From: **001653** you  
To: Dan Stricker  
Date: Saturday, November 03, 2007 9:43:11 PM  
Subject: FW: Hearing on 4100 block Adams Ave.

To: [planningcommission@sandiego.gov](mailto:planningcommission@sandiego.gov)  
Subject: Hearing on 4100 block Adams Ave.

Please do not consider granting this development:

Heighth exceeds current limit

Proposed restaurant -- we already have 5

Proposed bank -- we already have 1

If parking is restricted on Adams Ave., people will park on the side streets, blocking street parking for residents (this already happens by the bus stops & would increase)

Traffic has increased with cars using Adams rather than Hwy. 8 until Aldine Dr. Congestion will only increase despite widening Adams.

Kensington is not a through-way. Any additional commercial building & traffice generated thereby will destroy the walk-friendly neighborhood. An additional signal is not an answer.

I respectfully ask you to help us maintain Kensington's uniqueness & our peacefull neighborhood.

Lucia A. DeSaegher  
4656 Biona Dr.  
San Diego, CA 92116

001856

**From:** Jo West  
**To:** Dan Stricker  
**Date:** Saturday, November 03, 2007 7:04:25 PM  
**Subject:** Proposed development "Kensington Terrace"

After having reviewed the proposed development, Kensington Terrace, we wish to express our overwhelming concern and opposition with this development.

It is our most adamant request that this project NOT be approved.

Please do not destroy the small-town character of this lovely neighborhood.

Sincerely,

Philip and Joanne West  
4849 Canterbury Drive  
San Diego, CA 92116

001857

**From:** Hanna, Ralph  
**To:** Planning Commission  
**Date:** Saturday, November 03, 2007 4:44:02 PM  
**Subject:** Kensington Terrace Variance

*Dear members of the planning commission,*

Please vote NO on the application for a building permit and variance for the proposed "Kensington Terrace" project at the corners of Adams Avenue and Marlborough. The project is far too large for the neighborhood and the parking issues associated with the development have not been solved by the developers proposal.

At three stories, this project will likely be the tallest building on Adams Avenue. The complete project is out of scale with the neighborhood, notwithstanding the modest architectural improvements made by the developer in consultation with Ken-Tal planning group.

Of the 112 underground parking spaces in the building, a few are planned to be available for use by the public at a fee. This number is at the complete discretion of the developer and could be easily be reduced or eliminated. A few parking spaces in a development of over 32,000 square feet with a mix of retail business and office space is wholly inadequate. Parking will spill over into the neighborhood causing additional traffic problems for blocks near Adams Avenue.

Best regards,

Ralph Hanna

4958 Canterbury Drive

619-284-3265

**CC:** April Chesebro, Dan Stricker

Stricker, Dan

---

From: christopher.aker@yahoo.com  
Sent: Thursday, November 01, 2007 7:40 PM  
To: Stricker, Dan  
Subject: Project #105244

Dear Mr. Stricker,

I've lived in Kensington for the past two years since moving to San Diego. I rent a single-family home a half block south of Adams on Kensington Dr. I am looking for a home to purchase in the neighborhood.

I was attracted to Kensington because of the village-like atmosphere. The homes are charming and generally well cared for, the business district is just the right size for what is really a very small neighborhood. At times, I find traffic congestion to be a problem: there is only really one suitable way in or out of the neighborhood along Adams, although I am aware people use the north/south streets to go toward El Cajon or they use Aldine to the east. During peak periods, it's very difficult to make a left turn on to Adams from Kensington. Often, I use an alley to traverse over to Marlborough, which has a traffic light.

I was interested in the project that is proposed for the lots on Adams between Marlborough and Edgeware for a couple of reasons: 1) The elimination of the gas station and 2) the size of the project. A gas station, while never a glamorous business to have in one's neighborhood, is an essential service. Since moving from the Bay Area, I have been surprised by what seems to be a complete lack of fueling stations in many of the neighborhoods of San Diego. In a city so heavily dependent on cars, I often feel I am driving out of my way to fuel my car. When that particular station closes, I will be required to travel down to El Cajon or down Adams toward the station near 805 (or fuel near my work in Mira Mesa, which also lacks convenient fueling stations).

While I can appreciate that a fueling station may not be the best use of the particular lot, it brings me to my second point. The size of the anticipated project is completely out of character for the neighborhood, both in its scope and the types of businesses it anticipates. There is no need for a supermarket in Kensington. Von's exists right across the 15, along with a Rite Aid. Clem's provides some essentials and is an easy walk. Kensington is appreciated because it is a small, relatively quiet neighborhood with a business district that is "right sized." We have enough restaurants and other services and entertainment relative to the number of residents. This is not a growth neighborhood. It's mostly single family homes and unless those homes are torn down, there is not a lot of room to put up multi-family dwellings. We already get our fair share of visitors from other neighborhoods that appreciate the restaurants, the theater, the Kensington Club, the coffehouses and other businesses. Most of the other businesses along Adams are single-story structures. A three story structure a block large does not belong in Kensington.

The traffic anticipated by this project will also create havoc on the neighborhood's streets. Marlborough is a residential street and cannot handle the capacity of traffic. The light at Adams and Marlborough already often causes traffic to back up in all directions.

While a new structure on that particular block, with new retail and/or office and some residential may be desirable, the project should be required to fit into the character of the existing neighborhood, rather than the other way around. I would request that that project be scaled back considerably.

Best regards,

Christopher Aker  
4641 Kensington Dr.  
San Diego, CA 92116  
cell 415-710-5822.

001859

Stricker, Dan

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From: sjburns88@hotmail.com  
Sent: Friday, November 02, 2007 2:19 PM  
To: Stricker, Dan; Atkins, Councilmember; plannigcommission@sandiego.gov  
Subject: DO NOT ALLOW THE KENSINGTON PLAN TO GO FORWARD AS IS

To Whom It May Concern:

I received a flier with info as to what the plan is for Adams Avenue in Kensington. I think this plan is obscene and does not fit with the Kensington area style. We do not need an 8000 square foot supermarket. Within 5-10 minutes on surface streets there are two Vons, I believe now two Albertsons, a Ralphs, Wholefoods and Henry's. Not to mention the number of mini markets that are in the area.

I am also concern with the limited parking for this plan. I have lived on Kensington drive for ten years and have seen too many problems with parking. Too many problems with drunk people that the police ignore and too many speeders driving down this street. When I bought my property, I felt as if I was moving into a neighborhood that had a small town feel. People knew one another, the town was quiet, I felt safe. This year alone, I know I have had to contact the police on multiple occasions for noisey drunks and people using drugs. One Saturday night, I witness a woman in her car right in front of my home light a crack pipe at least four times, then observed the police not even bother to get her out of the car to check for drugs. I have called the police for drunks being disorderly on this street after hours only for them to claim they were by, yet the problems did not cease.

I have heard that the police are not staffed to handle these problems anymore and I feel until police can be fully staffed and deal with "nuisance" problems, such as drugs and drunks the plan just should not be allowed.

This plan will also strip away the uniqueness of the Kensington area-making it more like Normals Heights/Mission Valley. The traffic problems will only get worst..so no matter how quaint the outside of the building may appear, Kensington will lose its quaintness..who would want to spend time in the park or have coffee or eat outdoors with the mass of traffic going through non-stop. Where you can not hear what anyone is saying

What a nightmare.

Please, I am asking you to seriously reconsider this "plan"..at least have enough parking available for the patrons on that lot and not fill out the residential areas with anymore cars. And if it is going to flow into our neighborhoods, then you need to consider bringing more police in the area that aren't inconvenience by the "nuisance" problems.

Sincerely,  
Sara Burns  
4621 Kensington Dr.  
San Diego, CA 92116  
619-282-1687

---

Windows Live Hotmail and Microsoft Office Outlook - together at last. Get it now!



Stricker, Dan

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From: artthomas@cox.net  
Sent: Friday, November 02, 2007 10:30 AM  
To: Stricker, Dan  
Subject: Kensington (Adams/Marlborough) Development (photo)  
  
Attachments: image001.jpg



image001.jpg (184  
KB)

November 2, 2007

TO: Dan Stricker  
San Diego City Planning Department

RE: Proposed development at the Northeast corner of Marlborough Drive/Adams Avenue in Kensington, scheduled for hearing on November 8th.

Here is a photo of the developers' previous project at the Northwest corner of Adams Avenue/Marlborough Drive (Adams Avenue face).

You can clearly see the walls that were raised after construction was complete to accommodate cell phone towers (notice the break in the parapet).

This is why I suggest a "height and no cell phone tower" restriction on the new development to avoid this kind of visual problem. I would go so far as to require that they remove these cell phone towers and raised walls as a condition of approval for the new development.

Sincerely,

Thomas Silvers, Architect  
4192 Hilldale Road  
San Diego, California 92116  
(619) 284-0403  
artthomas@cox.net

**Stricker, Dan**

---

**From:** d.damico@cox.net  
**Sent:** Saturday, November 03, 2007 11:00 AM  
**To:** Stricker, Dan  
**Subject:** Kensington Terrace

Dear Mr. Stricker,

I am urging you to VOTE NO on the application for a building permit and variance for the proposed "Kensington Terrace" project at the corners of Adams Avenue and Marlborough. The project is far too large for the cozy community atmosphere that Kensington residents currently enjoy, and threatens to alter a neighborhood quality that has been built over many years.

The impact on traffic and parking will be substantial and is not adequately allowed for in the plan. Of the 112 underground parking spaces in the building, approximately 20 are planned for use by the general public. This number is at the complete discretion of the developer and could be easily be reduced or eliminated. The neighborhood will also lose at least five street parking spots with the proposed widening of Marlborough Avenue. The net increase, if any, of parking spots is far below the demand that will be generated by nine homes and over 32,000 square feet of business and office space. Additionally, the developer plans to charge parking fees for the use of these few spaces. Paid parking is for major business areas, not for family communities such as Kensington. And, paid parking will only discourage people from using the spaces forcing more congestion into the neighborhood.

Kensington neighborhood businesses are currently comprised primarily of one-story buildings as are most along the entirety of Adams Avenue. The proposed Kensington Terrace project at three stories is clearly inappropriate for the neighborhood and seems inconsistent with the San Diego Planning Department's Mid-City Plan which strives to allow neighborhoods to maintain their unique identity and cultivate an environment for family living. If allowed, this building will irrevocably change the warm and welcoming character of Kensington, and the associated congestion will make it more difficult, and dangerous, for families to enjoy the neighborhood library and park.

The developer and architect have stated that they need the building to be as large as it is in order to justify the cost of the project. They need to charge for parking to defray the tremendous cost of building an underground parking structure. If the requirement for financial success comes at the price of substantially altering the character and quality of the neighborhood to the detriment of some eight hundred families, then the viability of the project must be seriously questioned.

Furthermore the developer has already demonstrated that he will go beyond what is approved by the city to maximize his profits. The buildings on the Northwest corner of Marlborough Drive and Adams Avenue were built by the same individual who, following the completion of construction, added 6 to 10 feet to the building height to accommodate cell phone towers.

Many Kensington residents have come before the city for approval of plans to improve their homes. We have had to withstand intense scrutiny so as not to unreasonably impose on our neighbors or disturb the character of our homes and thus our neighborhood. By no means would a residential building project that posed such a dramatic impact on the surrounding community as Kensington Terrace be approved by the city of San Diego. Kensington Terrace must be held to the same standards as the residents of Kensington to maintain the personality of the community and the integrity of the city. I urge you to deny the current application for a height variance, and to work with the developer and architect to reduce the height of the building to no more than two stories, and to provide an adequate amount of FREE parking for the increased traffic that the structure will generate.

Most Sincerely,  
Dominic D'Amico  
5260 Canterbury Drive  
619-282-0529

001862  
Stricker, Dan

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From: jim@jgspermitservice.com  
Sent: Friday, November 02, 2007 8:47 PM  
To: Stricker, Dan  
Cc: Commission, Planning; boekampp@san-diego.gov  
Subject: Follow Up: Kensington Terrace Project

11.2.07

Dan,

Per my voice mail of this afternoon, I am here following up on issues regarding the above referenced project (#105244).

I have questions and comments as follows:

1. When was the parcel @ the north east corner of Adams & Marlborough zoned as CUPD 3-3?
2. What are the minimum conditions under which a project can get listed as "Green Expedited". When was this project listed as such.
3. On the Financial Disclosure Form, what are the names of the individuals and/or legal entities??
4. Assuming the proposal is approved by the Planning Commission, if it is later determined that the developer obtained approval under false pretenses, would the approval be rescinded??
5. At the meeting of the Ken-Tal Community Asssoc. last evening, a number of individuals pointed out that they (including myself) had not been "noticed" of previous meetings at which the project was approved.  
For most of us, it was the first time we saw the actual design of the proposal. Under these conditions, how can the community assoc. hold that they represent the interests of the community.

With the foregoing considerations in mind, I demand that the proposal be pulled from the 11.8.07 docket pending further investigations.

Sincerely,

Jim Symons  
4666 Edgeware Rd.  
San Diego, California 92116-4703

**Stricker, Dan**

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**From:** artthomas@cox.net  
**Sent:** Thursday, November 01, 2007 3:28 PM  
**To:** Stricker, Dan  
**Subject:** Kensington (Adams/Marlborough) Development

November 1, 2007

TO: San Diego City Planning Commission

RE: Concerns regarding the proposed development at the Northeast corner of Marlborough Drive/Adams Avenue in Kensington, scheduled for hearing on November 8th.

I am an Architect living and working in Kensington for over 20 years. Having worked on over 70 projects in the neighborhood, I think that I have a good sense of what works and does not work for our community.

My concerns about this project:

1. The previous development, by this developer, at the Northwest corner of Marlborough Drive/Adams Avenue was approved and construction completed, then, at a later date they added 6 to 10 feet to the building height to accommodate cell phone towers. This destroyed the street-side scale of the building. I suggest that no height variance be given to this project and no cell phone towers should be allowed now or in the future.
2. The parking for the previous development is totally inadequate, mostly due to the Starbucks users who park illegally along both Adams and Marlborough (in red zones, in blue zones and in driveways). Cars opening doors along Marlborough have been hit and due to the narrow nature of the street, on-coming cars are forced into parked cars. I suggest that the parking requirements for the new development include increased parking to make up for the inadequate parking of the first development. I also suggest deleting only the parking along the West side of Marlborough (Adams to the Alley). There should also be a delivery truck area to the North of the development accessed only from the alley so that Adams and Marlborough are not impacted. Trucks will park on the East side of Marlborough if car parking spaces are not located there (these could be "15 minute").
3. Unless this is just a rumor, the idea of a new traffic signal at Adams Avenue/Kensington Drive is ridiculous. We already have a massive traffic back up along Adams due to the signal at the East end of the 15 bridge. Another signal will create gridlock due to the additional backup. I suggest no new signal at Kensington Drive and removing the ramp signal to North 15 to get traffic flowing (the signal at the East end of the bridge regulates the freeway traffic).

Please deny this developers' request until the height and parking issues can be addressed.

Sincerely,

Thomas Silvers, Architect  
4192 Hilldale Road  
San Diego, California 92116  
(619) 284-0403  
artthomas@cox.net

cc: Dan Stricker, Project Manager

001864

Stricker, Dan

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From: saaved8@yahoo.com  
Sent: Thursday, November 01, 2007 12:34 PM  
To: Stricker, Dan  
Subject: Please Save Our City (Kensington Terrace Project # 105244)

Dear City Project Manager Stricker,

I am writing to you on behalf of my family. We purchased a condo (4682 Edgeware Rd.) in the great little area known as Kensington. The reason I chose to purchase a condo in Kensington was because it's a close-knit community with a "Leave It to Beaver" feel. I mean what other area of San Diego has a Christmas tree lighting that led the mayor to proclaim, "I don't know any other area in San Diego like Kensington"? I also felt that it would be the perfect place to raise my four year old daughter.

With this in mind, I am a business owner and feel that everyone should be given a chance to open a business if they chose to do so. However, my Family and I are STRONGLY OPPOSED to the monstrosity known as Kensington Terrace for the following reasons:

1. There is already substantial traffic and congestion in our area. We already have several vehicles driving at a high rate of speed in our neighborhood. Adding an extra 2,500 outside of the area vehicles per day will worsen the situation. This is roughly 900,000 more opportunities per year that may child may be struck by a vehicle.
2. Parking is already at a premium. Although there is going to be 115 underground parking spaces, how many people will actually use them? How many people may park on the street and "run into the" bank or the monstrous 8,000 square foot market? Will we have to have neighborhood parking permits? What a hassle.
3. There isn't a time table for the completion of the project. Thar's ludicrous! In essence, the developer can dig a hole and leave it there for whatever period of time. How much congestion and detours will this add?
4. We don't want building to disrupt our quiet area during the wee hours of the morning.
5. The developer can store toxic soil from the leakage of underground gas tanks on the property "until the soil can be removed".
6. We have enough dining/ retail areas in Kensington.
7. The underground parking will exit right on Adams Avenue in front of my condo.
8. Does Kensington really benefit from the project? NO. So I ask you the million dollar question (literally). Who benefits from this project? The developer and the corporations do. Not the families of Kensington.

So I am please requesting that you do not move ahead on project #105244. PLEASE SAVE KENSINGTON for the sake of my family and all other residents of Kensington who want to raise their children in a quiet and a safe area. PLEASE HELP!

Sincerely,

The Saavedra Family

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**Stricker, Dan**

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**From:** jchatfield@jmirealty.com  
**Sent:** Wednesday, October 31, 2007 10:43 PM  
**To:** Stricker, Dan; DSDEAS DSDEAS; Chesebro, April; todd@todddgloria.com  
**Cc:** Commission, Planning  
**Subject:** Re: Kensington Terrace

Dan, I am scheduled to meet with the developer tomorrow, so I will call you after that meeting. I can tell you that the development remains THE topic of conversation in Kensington.

It would appear that City representation at the Thurs meeting is needed to gauge the level of concern from the community. I can tell you that the extent of public noticing will be a certain issue, as will be the changes contemplated on Adams.

From the FMND I received today, it would appear that NO OFFICIAL public outreach was done since March 2006, and definately not since the project was redesigned in June 2007 and hurried through KTPG approval the following month. Also, I do not see how the traffic report and mitigation measures can capture the impact on the neighborhood. Just because an intersection changes from a failing to passing LOS does not mean the impact as a whole is remedied. This is a residential area and the development is encouraging significantly more trips on ancillary residential streets. Additionally, the 3rd lane on Adams will encourage more people to circumvent the over crowded Mission Gorge to 15 connector and speed through Kensington in an area adjacent to a park and library.

To remedy some of these concerns, can you please comment on the CPU restrictions that will measure conformance with the FMND and community issues.

Also, I feel that the community should be afforded the opportunity to understand the mitigation measures and BMPs that will be a condition of the construction effort before the project is approved. Obviously with the demolition of the gas station and number of construction workers will come potential impacts to the community in hazmat, air quality, SWPPP, traffic and parking.

Finally, can you ensure the Adams Ave improvement drawings are posted on the website and distributed to the community. I have yet to find anyone who has seen these drawings.

Thank you....I look forward to talking with you tomorrow...

Sincerely,

Jim Chatfield

-----  
 Sent from my BlackBerry Wireless Handheld (www.BlackBerry.net)

----- Original Message -----

**From:** Dan Stricker <DStricker@sandiego.gov>  
**To:** Jim Chatfield; todd@todddgloria.com <todd@todddgloria.com>; DSDEAS DSDEAS <DSDEAS@sandiego.gov>; April Chesebro <AChesebro@sandiego.gov>  
**Cc:** Planning Commission <PlanningCommission@sandiego.gov>  
**Sent:** Wed Oct 31 15:25:00 2007  
**Subject:** RE: Kensington Terrace

Mr. Chatfield,

I tried catching you to respond in person, before and after the meeting you had at 1:00 PM here at DSD today, but it's my understanding that you were unavailable. The meeting you refer to below was scheduled by the applicant/developer for the following reasons:

1. To provide another opportunity for members of the community to comment on the project, ask questions, and express concerns.
2. To make an attempt to clear up some misinformation which has been distributed

001866  
throughout the community.

3. To further describe the proposed, its benefit and its impacts, and how the applicant has proposed to mitigate those impacts.

It's my understanding that the applicant made a decision to try and set up this meeting sometime on or about October 29, as a result of the concerns expressed by interested persons, as well as some misinformation which was being distributed in the community by interested persons, and not by the applicant nor City staff. I was informed by the applicant of this meeting on October 30, 2007. The applicant would probably be best to ask if a mailer was sent out to the entire community, or to just those persons who had expressed an interest in the project by commenting either in favor or in opposition. You can reach the applicant/developer, Mr. Allard Jansen at 858-793-9091 X 203.

I am not aware of a representative of the City Attorney's Office being present at the November 1, 2007 meeting, nor a representative of DSD; however, both will be present at the Planning Commission hearing, scheduled for November 8, 2007, beginning at 9:00 AM in the City Council Chambers (12th Floor of the City Administration Building), located at 201 C Street in downtown San Diego.

Feel free to contact me should you have further questions.

Daniel Stricker  
Development Project Manager  
Affordable/Infill Housing and Sustainable Buildings Expedite Program Development Services  
Department City of San Diego Tel. (619) 446-5251 Fax (619) 446-5499  
E-mail: dstricker@sanidiego.gov

For useful information about the development process, please visit our web-site at:  
[www.sandiego.gov/development-services](http://www.sandiego.gov/development-services)

>>> Jim Chatfield 10/31/07 11:10 AM >>>

Dan, please clarify exactly how this meeting was scheduled....it's my understanding that the meeting was scheduled with very short notice, and many of the members of the community still do not know about it. Was a mailer sent out to the entire Kensington/Talmadge zip code? Will the FMND and traffic study be reviewed in detail at the meeting? Will a representative from DSD and the City Attorney's office be present at the meeting? Unfortunately, due to the short notice, I can not attend as I will be out of town on business...

Sincerely,

Jim Chatfield

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From: Dan Stricker [mailto:DStricker@sanidiego.gov]  
Sent: Wednesday, October 31, 2007 7:49 AM  
To: Jim Chatfield; todd@toddgloria.com; Anne Jarque; DSDEAS DSDEAS; April Chesebro  
Cc: Planning Commission  
Subject: Re: Kensington Terrace

Mr. Chatfield,

Thank you for your comments and concerns regarding this project. Your comments have been received by the Planning Commission, who will be taking them into consideration when making their decision at the November 8, 2007 Planning Commission hearing.

001867

Please note that the applicant/architect has scheduled a meeting with concerned members of the Community for this Thursday evening, November 1, 2007. If you are able to make it, it would be a good opportunity for you to raise your questions and concerns with the developer who is proposing the subject project. I have attached a letter with details of the meeting, which was written by the applicant to a number of community members who have expressed concerns or have questions about the project. Feel free to contact me should you have additional questions.

Sincerely,

Daniel Stricker  
Development Project Manager  
Affordable/Infill Housing and Sustainable Buildings Expedite Program Development Services  
Department City of San Diego Tel. (619) 446-5251 Fax (619) 446-5499  
E-mail: dstricker@sandiego.gov

For useful information about the development process, please visit our web-site at:  
[www.sandiego.gov/development-services](http://www.sandiego.gov/development-services)

>>> Jim Chatfield 10/30/07 9:47 PM >>>  
Ladies and Gentlemen,

Today I was brought into the fold on the neighborhood uprising regarding the Kensington Terrace (KT) project. As a real estate developer, one would certainly surmise that I am pro-development, which is generally true.

However, upon reviewing the KT project, I am quite surprised to find that the City and Kensington-Talmadge Planning Committee approved this project with such little community interaction, and only after performing a Mitigated Negative Declaration. This is especially alarming given the seemingly obvious

significant impact on Adams Ave, the adjacent streets and neighborhood as a whole.

As I'm sure you know, Kensington residents possess a strong sense of community

and pride, partially generated by our bond over a beautiful haven adjacent to a challenging area (El Cajon Blvd) and a major interstate (I-15). By allowing

this project to proceed in it's present form, you jeopardize the charm, tranquility, and above all, safety of this neighborhood. Additionally, Adams Ave could transform from a pedestrian friendly street into a region serving, transient thoroughfare.

Although I have not reviewed the materials board and/or finish selections, I am generally impressed with the overall architecture form of the facade.

However, I feel that the program presents several risks to the neighborhood which must be brought to the attention of City officials:

1. Parking. The project is significantly over-parked at 1 space per bedroom for the residential and 2.1 per 1000 sf of commercial. This leads one to believe that the developer is vying for regional serving retail and/or will eventually combine all the parking to serve a "big box" retailer or grocer. Please note that the residential portion of the project has 2 units with 3 stalls (for a 2 bedroom with a bonus/media room), and three 1-bedroom town homes with 2 spaces each. I seldom see this amount of parking even in vehicle

dependant suburban projects.

2. Adams Avenue Modifications. To even consider adding another lane of travel

and a traffic signal without conducting at least an Addendum to the EIR is quite surprising. Especially given the pedestrian/neighborhood serving nature

of Adams Avenue; the adjacency of a child dominated park and library; and the proximity to the terminus of the commercial portion of Adams. Additionally, the plan of incorporating a median and a class III bicycle facility pay little



attention to the residential nature of this village. Worth noting, to my knowledge, the public has not been afforded the opportunity to review and understand the plans for Adams Ave. They are not posted on any web site or at

a community location, which should render the permit application and approval incomplete.

3. Traffic Impact on Adjacent Streets. From the information I was able to obtain, the impact on adjacent streets was not analyzed in sufficient detail in the MND, especially given that the entrance to all parking is via a newly converted alleyway that is accessed only by traversing on Edgeware and/or Marlborough. As a parent, I would be severely concerned about the transient traffic and parking that will surely flow over to the adjacent residential streets.

In summary, I believe that the project could be successfully developed in Kensington, but only following a concerted, open effort by the project team to

meet with and address the issues of the residents. Paramount should be maintaining the pedestrian friendly nature of Adams Ave, and a reduction in the on-site parking as a means of reducing the ADTs. Included in the approval

should be mechanisms (perhaps through a Conditional Use Permit) to ensure:

a. the individual office and retail tenant spaces have a maximum size restriction consistent with a small, community serving businesses, b. certain types of commercial uses and tenants are prohibited; c. annual monitoring of traffic and noise impacts (at the developer's expense);

d. residential parking will be deeded to and only used by the residences (this

will ensure the residential remains of a quality level on par with Kensington,

and parking counts for commercial remain true); and

e. investigate a resident permit parking program that would allow for ticketing of non-residents on streets adjacent to the project.

With the issues expressed above, and the mounting community reaction that continues to build, I strongly recommend pulling this project from the November 8th Planning Commission hearing until the Kensington residents can be

heard.

Thank you for your attention this matter. If I can be of any help in finding a solution that better serves the community of Kensington, I would be happy to

assist.

Sincerely,

Jim Chatfield  
4350 Middlesex Dr  
SD CA 92116

Stricker, Dan 001869

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**From:** kretz-rommel@alxnsd.com  
**Sent:** Wednesday, October 31, 2007 6:22 PM  
**To:** Stricker, Dan  
**Subject:** Kensington Terrace mall project

Dear Dan,

We have been living in Kensington for eight years. We chose this community because in contrast to most of San Diego, it is a very walkable community with a lot of character. We are very concerned about the Kensington Terrace project, and find it unacceptable as proposed. It is way too big of a complex for this community. Projections of >2500 extra cars coming into Kensington are horrifying. We do not want Adams Avenue to become a 3 lane street. It seems that this street is projected to become like University Avenue which we consider a very sad example of how a neighborhood got destroyed. Living on Kensington Dr, we have too many cars speeding through as it is. We need a much more sensible development for Kensington Terrace, and we hope you will do your best to stop this proposal and facilitate one that is appreciated by the Kensington community.

Sincerely yours,  
Anke and Magnus Kretz  
Kensington Dr, San Diego

**Stricker, Dan**

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**From:** d.damico@cox.net  
**Sent:** Wednesday, October 31, 2007 11:01 AM  
**To:** Stricker, Dan  
**Subject:** Kensington Terrace

Dear Mr. Stricker,

While the prospect of a well-designed building at the North East corner of Adams and Marlborough initially sounds like a positive enhancement for the neighborhood, I feel that the KENSINGTON TERRACE proposal currently under review will be far too overbearing for the Kensington area. Three stories is too high for a community comprised of one and two story homes, and will bring too much capacity to a neighborhood that wants to stay small and comfortable. I urge you to deny the petition of the developers as currently proposed due to the devastating impact on traffic, parking, and community feel that it poses. I further urge you to give the Kensington community sufficient time to voice opinions about this project because despite the developer's claims that this project has been reviewed in "public presentations" for the past two years, the residents of Kensington are just beginning to learn about it, having been kept in the dark until several weeks ago. This project, if approved, will change Kensington dramatically and irrevocably. The residents deserve sufficient time to voice their opinions.

My wife and I love San Diego and exploring its very distinct communities, each of which has its own personality and character. We avoid downtown because parking is problematic and expensive. We restrict our visits to Hillcrest for similar reasons. The proposed changes to parking and the addition of paid parking in the vicinity of Adams Avenue would substantially reduce the warm neighborhood feel that residents and visitors currently enjoy. These changes would serve no one but the developers of the KENSINGTON TERRACE project. The parking capacity along Adams Avenue works well as it is right now. The proposed changes, which would make parking considerably more difficult, would threaten the small businesses and restaurants that currently help to give our community its charm. If a new building puts that much more stress on traffic, then it is too big for the neighborhood. If a new building puts that much more stress on parking, then the building footprint should accommodate the additional parking requirements. The underground parking that is included in KENSINGTON TERRACE'S proposal should do just that. And that additional parking should be free, or those who patronize the shops and businesses will put additional stress on the current parking to avoid paying for parking at the new building. The Kensington community is flourishing with the recent addition of a restaurant and wine bar. The current businesses are not putting undue pressure on the neighborhood traffic or parking situation. KENSINGTON TERRACE'S current proposal is threatening to tip the scale and significantly alter the balance and feel of the small and welcoming community that currently exists in Kensington.

What seems to be contributing to this dramatic change is that the proposed project is attempting to put too much in the available space. The neighborhood cannot maintain its current inviting warmth with the addition of a 3-story building. This project would very likely end up as the tallest structure on Adams Avenue. The developers are clearly trying to get as much bang for their buck as possible by adding one more story than virtually any other building on Adams Avenue. But the approval of this third story would bring too much traffic and population to the several blocks that currently describe the Kensington business district.

Again I urge you to deny this petition, and encourage the developers of KENSINGTON TERRACE to present a structure that is more appropriate to the size of the Kensington neighborhood.

Sincerely,  
Dominic A. D'Amico, and  
Christine L.J. D'Amico  
5260 Canterbury Dr.  
619-282-0529

NOV 05 2007

RECEIVED 601871



October 30, 2007

Mr. Barry Schulz, Chairman  
and Members of the Planning Commission  
City of San Diego  
202 "C" Street  
San Diego, CA 92101

Neyenesch  
Printers, Inc.

*A Heritage  
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Dear Chairperson Schulz and Commissioners:

I am the owner of Neyenesch Printers, Inc. with a long time business presence on Kettner Boulevard, immediately adjacent to the planned addition to the Aladdin Parking Garage.

I would like to offer my support to the Aladdin developers request for the necessary permits to build the proposed expansion to the existing Aladdin Parking Garage. I think the proposed expansion is a welcome addition to Kettner Boulevard corridor.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cliff Neyenesch', with a long horizontal line extending to the right.

Cliff Neyenesch

Neyenesch Printers, Inc

2750 Kettner Blvd.

San Diego, CA 92101

2750  
Kettner Blvd.  
San Diego  
CA 92101-1295

Telephone  
619 297 2281  
800 748 4276

Facsimile  
619 299 7250

Cliff Neyenesch  
Neyenesch Printing

001872

Stricker, Dan

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**From:** HollisAll@aol.com  
**Sent:** Tuesday, October 30, 2007 3:56 PM  
**To:** Stricker, Dan; Mayor, Office of the; Attorney, City; Young, Anthony; Maienschein, Councilmember; Frye, Donna; Madaffer, Jim; Peters, Councilmember Scott; Atkins, Councilmember; CouncilDistrict2@sanidiego.gov; councildistrict8@sanidiego.gov  
**Subject:** Kensington Terrace project

WE, AND UNDOUBTEDLY HUNDREDS OF OTHERS, ARE DEEPLY DISTURBED AT PLANS TO FURTHER DESTROY THE CHARACTER OF OUR KENSINGTON COMMUNITY AT ADAMS AVENUE. SOMEHOW THE CITY PLANNING DEPARTMENT AND CITY COUNCIL ALREADY ALLOWED A DISAPPOINTING PROJECT AT THE NORTHWEST CORNER OF ADAMS AND MARLBOROUGH--CAUSING TERRIBLE TRAFFIC AND PARKING PROBLEMS AS WELL AS NOT FITTING THE SMALL-VILLAGE ATMOSPHERE.

NOW WE HAVE BEEN MADE AWARE OF PLANS MOVING FORWARD FOR AN EVEN MORE CONCERNING DEVELOPMENT AT THE NORTHEAST CORNER OF ADAMS AND MARLBOROUGH RUNNING FOR A WHOLE BLOCK! THE COMPLEX IN NO WAY FITS THE SMALL-TOWN AMBIANCE SO LOVED BY RESIDENTS HERE AND THE TRAFFIC AND PARKING PROBLEMS ARE GOING TO BE UNBELIEVABLY BAD.

PLEASE STOP THIS TYPE OF DEVELOPMENT BEFORE ANOTHER GREAT COMMUNITY OF SAN DIEGO IS SERIOUSLY DAMAGED.

Sincerely,

Hollis and Grace Allen  
4290 Middlesex Drive  
San Diego, California 92116

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**Stricker, Dan**

**From:** jchatfield@jmiirealty.com  
**Sent:** Tuesday, October 30, 2007 9:48 PM  
**To:** Jarque, Anne; Stricker, Dan; DSDEAS DSDEAS; Chesebro, April; todd@todddgloria.com  
**Subject:** Kensington Terrace

Ladies and Gentlemen,

Today I was brought into the fold on the neighborhood uprising regarding the Kensington Terrace (KT) project. As a real estate developer, one would certainly surmise that I am pro-development, which is generally true. However, upon reviewing the KT project, I am quite surprised to find that the City and Kensington-Talmadge Planning Committee approved this project with such little community interaction, and only after performing a Mitigated Negative Declaration. This is especially alarming given the seemingly obvious significant impact on Adams Ave, the adjacent streets and neighborhood as a whole.

As I'm sure you know, Kensington residents possess a strong sense of community and pride, partially generated by our bond over a beautiful haven adjacent to a challenging area (El Cajon Blvd) and a major interstate (I-15). By allowing this project to proceed in it's present form, you jeopardize the charm, tranquility, and above all, safety of this neighborhood. Additionally, Adams Ave could transform from a pedestrian friendly street into a region serving, transient thoroughfare.

Although I have not reviewed the materials board and/or finish selections, I am generally impressed with the overall architecture form of the facade. However, I feel that the program presents several risks to the neighborhood which must be brought to the attention of City officials:

1. **Parking.** The project is significantly over-parked at 1 space per bedroom for the residential and 2.1 per 1000 sf of commercial. This leads one to believe that the developer is vying for regional serving retail and/or will eventually combine all the parking to serve a "big box" retailer or grocer. Please note that the residential portion of the project has 2 units with 3 stalls (for a 2 bedroom with a bonus/media room), and three 1-bedroom town homes with 2 spaces each. I seldom see this amount of parking even in vehicle dependant suburban projects.
2. **Adams Avenue Modifications.** To even consider adding another lane of travel and a traffic signal without conducting at least an Addendum to the EIR is quite surprising. Especially given the pedestrian/neighborhood serving nature of Adams Avenue; the adjacency of a child dominated park and library; and the proximity to the terminus of the commercial portion of Adams. Additionally, the plan of incorporating a median and a class III bicycle facility pay little attention to the residential nature of this village. Worth noting, to my knowledge, the public has not been afforded the opportunity to review and understand the plans for Adams Ave. They are not posted on any web site or at a community location, which should render the permit application and approval incomplete.
3. **Traffic Impact on Adjacent Streets.** From the information I was able to obtain, the impact on adjacent streets was not analyzed in sufficient detail in the MND, especially given that the entrance to all parking is via a newly converted alleyway that is accessed only by traversing on Edgeware and/or Marlborough. As a parent, I would be severely concerned about the transient traffic and parking that will surely flow over to the adjacent residential streets.

In summary, I believe that the project could be successfully developed in Kensington, but only following a concerted, open effort by the project team to meet with and address the issues of the residents. Paramount should be maintaining the pedestrian friendly nature of Adams Ave, and a reduction in the on-site parking as a means of reducing the ADTs. Included in the approval should be mechanisms (perhaps through a Conditional Use Permit) to ensure:

- a. the individual office and retail tenant spaces have a maximum size restriction consistent with a small, community serving businesses,
- b. certain types of commercial uses and tenants are prohibited;

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- c. annual monitoring of traffic and noise impacts (at the developer's expense);
- d. residential parking will be deeded to and only used by the residences (this will ensure the residential remains of a quality level on par with Kensington, and parking counts for commercial remain true); and
- e. investigate a resident permit parking program that would allow for ticketing of non-residents on streets adjacent to the project.

With the issues expressed above, and the mounting community reaction that continues to build, I strongly recommend pulling this project from the November 8th Planning Commission hearing until the Kensington residents can be heard.

Thank you for your attention this matter. If I can be of any help in finding a solution that better serves the community of Kensington, I would be happy to assist.

Sincerely,

Jim Chatfield  
4350 Middlesex Dr  
SD CA 92116

**From:** 001675 Dan Stricker  
**To:** Fenner, Carol  
**Date:** Wednesday, October 17, 2007 1:04:17 PM  
**Subject:** Re: Kensington Terrace, Project No. 105244

Ms. Fenner,

It is correct that the Planning Commission hearing date for the subject project will be withdrawn from the docket for October 18, 2007, and will be properly noticed for the Planning Commission hearing of November 8, 2007.

As you may have already been informed, the project was originally scheduled to be heard by the Planning Commission on October 18. Due to a large number of comments received on the draft environmental document, the environmental document could not be completed in time to make the October 18 Planning Commission hearing, so the item will not be able to be heard as originally scheduled. Since the Public Hearing Notice had already gone to the newspaper, it was too late to withdraw it. Therefore, a Notice of Public Hearing for October 18 did get published in the Daily Transcript.

The San Diego Municipal Code requires the mailing of the Notice of Public Hearing to the residents who reside within 300 feet of the proposed development, property owners of land within 300 feet of the proposed development, as well as the applicant, officially recognized community planning group, the applicant, and interested persons, at least 10 business days before the date of the public hearing. The public hearing notice for the subject project's November 8, 2007 Planning Commission hearing is scheduled to be posted on the City's website, mailed out to the mailing list, and sent to the newspaper on October 24, 2007.

If you would like to receive a copy of this (November 8, 2007 Hearing) notice in the mail, please send me your full name and mailing address within the next two days, and I will have your name and address added to the mailing list for any and all actions to take place on this project.

I understand that you also contacted Mike Westlake regarding the environmental document review period. The final environmental document includes the issues and comments raised during the review period, and staff responses to those concerns. That is, each of the comments received during the public review period are included in the final environmental document that is published and provided to the decision makers (Planning Commission for this project). Those who comment on the draft environmental document are mailed copies of the final environmental document after it is published, and usually more than a week before the scheduled public hearing. Given that you commented on the environmental document, your comments will be addressed in the final document, and you will receive a copy of that document.

Sincerely,

Daniel Stricker  
Development Project Manager  
Affordable/Infill Housing and Sustainable Buildings Expedite Program  
Development Services Department  
City of San Diego  
Tel. (619) 446-5251  
Fax (619) 446-5499  
E-mail: dstricker@sandiego.gov

For useful information about the development process, please visit our web-site at:  
[www.sandiego.gov/development-services](http://www.sandiego.gov/development-services)



001876

>>> "Carol Fenner" <julycarol1953@yahoo.com> 10/17/07 10:44:01 AM >>>  
Dear Mr. Stricker:

The Planning Commission agenda for the October 18, 2007, meeting indicates that the Kensington Terrace (Project no. 105244) has been removed from the docket and "noticed for November 8, 2007."

However, your sannet website does not include notice of the revised date for the public hearing. I have just sent Mayor Sanders an email requesting an explanation for this. As a resident of Kensington, regardless of his take on the matter, I'm sure he would like the public to be apprised of the change so that the process is allowed to work. So would I.

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001877

29 October 2007  
4991 Canterbury Drive  
San Diego, Ca. 92116

CITY PLANNING  
COMMISSION

NOV 05 2007

RECEIVED

City Planning Commission  
1222 First Avenue  
4th floor  
San Diego, Ca. 92101

Ref: Project no. 105244

Hearing scheduled for 8 November 2007 at 9 am.

Planned development on Adams Avenue between Marlborough Drive and Edgeware Road.

Dear Commission Members;

I wish to voice my opposition to this planned development. Please consider these following points while making your decision.

1. The vehicular congestion on Adams Avenue during peak times in the mornings and from 3:00 pm to 6:00 pm is intense. Vehicles, during these time frames are already bumper to bumper the entire length of Adams Avenue, from Iowa Street to Aldine Drive - 16 blocks to the west and 6 blocks to the east!.
2. The affected streets; Kensington and Marlborough Drives and Edgeware Road are already overburdened. These are narrow residential streets designed for vehicles as existed in the 1920s and are too narrow for the present SUVs, large pick-up trucks and delivery trucks.
3. This developer's existing structure housing Starbucks, three businesses and condos at the same intersection has already created a huge parking problem as well as congestion from delivery trucks having to double park in order to unload.
4. Adding bicycle lanes to both sides of Adams Avenue would only exacerbate this problem.
5. A structure of this magnitude will destroy what remains of our small town historic residential community, as it did in Little Italy, where nothing is left except restaurants and condos and intolerable traffic.
6. Adding a traffic signal at Kensington Drive and Adams Avenue would back up traffic so that it would be almost impossible to enter onto Adams Avenue from the many feeder side streets, practically trapping the residents from leaving.

- 001878
7. A move is underway to have Kensington declared an Historic District. The addition of this commercial structure would negatively impact this project and, for all time, destroy the existing neighborhood peace and quiet.
  8. The present gas station is very much needed by the community. If this last remaining station is forced out, Kensington residents will have to drive several miles down Adams Avenue or to El Cajon Boulevard to obtain gas or services, therefore adding more vehicular trips and adding to the congestion.
  9. An underground parking garage having 115 spaces, with cars entering and leaving all day, would add unacceptable traffic congestion, pollution and air-borne dirt problems to the neighborhood.
  10. During the two years or longer required to develop this property, it would be necessary to close off, or restrict the use of both Marlborough Avenue and Edgeware Drive. This would direct all traffic onto Kensington and Biona Drives. At times these streets are already backed up a block with drivers trying to get onto Adams Avenue. These narrow streets would become jammed.
  11. The use, for two years or longer, of heavy construction equipment, such as bulldozers, ready-mix cement trucks, one ton pick-up trucks, etc., would destroy the surrounding streets, causing the city, already financially strapped, to rebuild these streets and further adding to the detours and street closures.
  12. There is simply no justification for this type of immense commercial structure to be located in a small residential area of the city that consists mainly of million and multi-million dollar homes.
  13. If a traffic survey was indeed performed by the City Engineer's office it was flawed and not thorough.

A developer should not be allowed to come into a community, erect structures, take his profits and leave the residents to deal with the increased traffic problems, noise and congestion. Especially when there is no demonstrated need for such a commercial complex.

Sincerely,



Richard E. Bruce

Stricker, Dan 001879

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From: jim@jgspermitservice.com  
Sent: Saturday, October 27, 2007 8:10 PM  
To: Stricker, Dan  
Subject: RE: Project #105244

10.27.07

Mr. Stricker,

How do I obtain copies of the documentation Staff is using to support the above referenced project? How many individuals in the Kensington Community have contacted your office in support of the project? I seriously doubt that Staff has fully analyzed the ramifications of the project, should it come to fruition. Ask yourself, if you owned a home in Kensington, would you want a development like this in your community? Simple when you get down to it, isn't it?? Sincerely,

Jim Symons  
4666 Edgeware Rd.  
San Diego, CA 92116

**Stricker, Dan**

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**From:** Linda Brown-Key [lbkey@gobarefootstudio.com]  
**Sent:** Monday, October 22, 2007 6:49 PM  
**To:** Stricker, Dan  
**Subject:** Kensington Development

Dear Mr. Stricker,

I am writing this email to voice my deep concerns about the planned development in Kensington on Adams Ave. between Marlborough and Edgeware. I live on the 4600 block of Edgeware, and fear that with the projected increase of 2400 cars to our small, and quiet neighborhood, that you will be destroying the whole nature of this historic area. There has to be a point where, as a society, we look at the human impact of development not just the financial. This is a small community where people actually know each other and walk! A development of the proposed size will dramatically change this area. Why do that to us?

Parking is already difficult on our block, and with the small amount of planned parking for the structure, and the elimination of parking on Adams Ave., you will be pushing cars to our already crowded streets. Many of our houses do not have driveways, and adding them would destroy the historical significance to our homes. (I've looked into this exact issue as we apply for historic status for our 1912's Craftsman.) At some point San Diego has to embrace and protect what makes it beautiful, not destroy it with more large, out of proportion buildings.

I also have deep concerns about the dirt under the gas station. It surely has contaminated soil and exposing that soil and piling it up for removal, will expose all of us to this toxic dust. When does the welfare of citizens, and children, mean more to a city then developers money!?

Please reconsider this project and do not approve it. We need to begin protecting what makes this area so special? I don't think that quiet, well maintained neighborhoods should become extinct in San Diego!

Linda Brown-Key  
4627 Edgeware Rd.  
San Diego, CA 92116

001681

Stricker, Dan

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From: Carol Fenner [julycarol1953@yahoo.com]  
Sent: Wednesday, October 17, 2007 10:44 AM  
To: Stricker, Dan  
Subject: Kensington Terrace, Project No. 105244

Dear Mr. Stricker:

The Planning Commission agenda for the October 18, 2007, meeting indicates that the Kensington Terrace (Project no. 105244) has been removed from the docket and "noticed for November 8, 2007."

However, your sannet website does not include notice of the revised date for the public hearing. I have just sent Mayor Sanders an email requesting an explanation for this. As a resident of Kensington, regardless of his take on the matter, I'm sure he would like the public to be apprised of the change so that the process is allowed to work. So would I.

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Stricker, Dan

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From: <greglee2@cox.net> [greglee2@cox.net]  
 Sent: Monday, October 15, 2007 5:17 PM  
 To: Stricker, Dan  
 Cc: Teresa Anderson; Elaine McElhinney; Julie Jordan; Sue Falkenberg  
 Subject: Project 105244 Kensington Terrace

Hi Dan,

Sorry, but I searched and searched for links to actual plans for this project where you suggested, to no avail.

My main objections to this project are based on the impact on traffic. If you would like to let me know to whom I should direct traffic questions (if you don't know the answers), I will write to them instead.

1. How will re-striping of Adams affect parking on Adams? If bike lanes are added, will parking still be allowed? Will re-striping be done from I-15 to Aldine?

2. If parking is eliminated on Adams, where will cars park?

3. Will commercial parking spot on Kensington Dr. (nr corner of Adams) still be allowed? This morning there were delivery trucks on both sides of Kensington Dr directly across from each other leaving the center of the road, one lane wide for a car to pass. Because the semi-trucks

blocked my view, I had to guess whether or not a car would come around the corner off Adams to turn, head on, into my path. Although the one truck was parked legally in the commercial spot, the driver across the street was parked in the red. But, where else can he park when a delivery has to be made? This will be a big problem if a traffic light is installed there. It seems that the lowest-common denominator of rude human behavior must be planned for when talking about drivers. It is already "dicey" driving down narrow Kensington Dr, cars parked on both sides with extra wide work trucks or SUVs driving straight towards you. Many times I've had to stop and pull over slightly to the side if I see a really wide vehicle headed towards me.

Also, people turning off Adams onto Kensington to go to the bank parking lot will block people trying to make the turn behind them if there are cars stacked up waiting at the stop signal.

4. Kensington is basically a huge cul-de-sac. What provision is being made for emergencies? What if people have to evacuate quickly or emergency vehicles have to get in to north Kensington. There are still quite a few elderly people in the neighborhood who may require life-saving intervention.

Finally, where can I obtain the speaker slips necessary for the meeting and how soon before the meeting do they need to be turned in?

Also, what, if any, documentation is required for the public's argument in opposition to this project. Will anything we say really make a difference?

I can shoot some video of traffic problems I see if that could be shown at the hearing.

What is your protocol for this? Thanks for your assistance, Dan.

Sue Grant-Lee

001883

**Stricker, Dan**

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**From:** <greglee2@cox.net> [greglee2@cox.net]  
**Sent:** Thursday, October 11, 2007 6:36 PM  
**To:** Stricker, Dan  
**Cc:** Theresa Anderson; Elaine McElhinney; Sue Faulkenberg  
**Subject:** Project #105244

Dear Dan:

I am a member of the Kensington community who, until recently, was not aware of the scope of the above-referenced project to be built in our neighborhood. I would like to be kept informed on future meetings that will be held to protest this project. I am aware that the Ken-Tal planning committee has rubber-stamped their approval of this project. If everyone in Kensington knew about this project, they would be shocked and most, I'm sure, would object to its size. I was told there will be a public meeting regarding this project on November 8 at City Council chambers. Since Mr. Jansen has already received permits from the city, is this just a formality before this project is rammed down our throats! Does it even matter if we object? I plan to notify as many of my neighbors as possible and if they object to this project, I will ask them to e-mail you or whomever you designate as the person we should all complain to. I realize that Mr. Jansen is only required to notify people within 300 ft. of the project, however our egress from our neighborhood will be severely impacted by another signal light at Kensington Dr., widening of Marlborough and re-striping to three lanes of Adams Ave. Please confirm that I have the correct date for the public hearing. Thank you for your assistance.

Susan Grant-Lee



001884

Stricker, Dan

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**From:** Baumbaugh, Joel SPAWAR [joel.baumbaugh@navy.mil]  
**Sent:** Monday, October 22, 2007 1:50 PM  
**To:** Stricker, Dan  
**Subject:** Kensington Terrace development proposal

Dear Sir,

I have been a Kensington resident for 57 years. Currently, my neighborhood is a somewhat isolated and quiet community with low crime and quiet residential streets. The proposed addition of a bank, a 8,000 sq. ft. supermarket, 18,000 sq. ft. of office space and nine residential units on Adams Avenue between the streets of Marlborough Drive and Edgeware Rd. are going change the character of my neighborhood, for the WORSE! The traffic study I saw projects an additional 2,550 vehicle trips per DAY generated by the project – most of it coming from outside of Kensington. In addition they're going to re-stripe Adams Avenue (adding another lane) which will eliminate parking on both sides of the street (which will increase parking congestion in the surrounding neighborhood), and put in a signal light on the intersection of Adams and Kensington which will completely snarl up traffic along Adams Avenue – ESPECIALLY in the morning (from 6:30-9:30) when people are trying to get onto Highway 15 on their way to work, and between 4PM and 6:30 PM when people are trying to get home again.

This project will bring increased population density into an area of San Diego that was not designed to handle that much traffic. It will ruin the "flavor" of my neighborhood – the oldest planned neighborhood in the United States. Kensington was designed to be "people" and "pedestrian" friendly with wide sidewalks and "initially" with zoning designed to prevent commercial over-development. This project will turn my neighborhood into a noisy, busy place that I will not feel comfortable in, and it will ruin my neighborhood's property values.

Please do NOT allow my neighborhood to be ruined by this project. Please DENY the permit for this project on November 8<sup>th</sup>.

Joel Baumbaugh  
Joel.baumbaugh@navy.mil  
619-283-2569  
4102 Hilldale Road,  
San Diego, CA 92116-2016

001685

Stricker, Dan

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**From:** Alexandra DiMarco [alexandra@dimarcoassociates.com]**Sent:** Monday, October 22, 2007 9:28 AM**To:** Stricker, Dan**Subject:** Proposed development in Kensington

Dear Mr. Stricker,

I am writing to you because I am not sure we will be able to attend the November 8 meeting regarding the proposed building on Adams and Marlborough in Kensington. Being residents of Kensington, my husband and I feel very strongly about this.

When we were looking to move from the Marina District to a neighborhood, we searched as far north as Del Mar and as far east as Talmadge. We did not find any area as charming as Kensington. At that time, the only structure that did not fit with the charm of the area was the building on the opposite corner from the proposed development (where the Starbucks is now located). We assumed that structure was either an oversight, mistake, or at the very least, an experiment on the part of the planning department.

Now, with this new proposal on the table, we wonder if our assumption was correct. There are so many areas in San Diego that do NOT have the continuity and quaintness of Kensington. Why would you want to put such a building here to ruin the uniqueness of this neighborhood? It would not be blight in most other areas of San Diego. Here it would be.

Please don't get me wrong. I am not opposed to development and, in fact, would welcome more businesses to the Kensington neighborhood. But PLEASE, when considering building new structures, have it fit with the existing 1920's - 1940's ambience of the area! A 40-foot high structure does NOT. I do not know enough about the traffic, etc. to speak about that but I DO know that this proposed building would be a serious error in that it would serve to ruin a San Diego treasure - Kensington.

Thank you, in advance, for your thoughtful consideration of my concerns.

Warmly,

Alexandra DiMarco

4841 Sussex Drive

619-977-1716

001687

Stricker, Dan

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**From:** Rita PirkI [rpirkI@cox.net]  
**Sent:** Monday, October 22, 2007 8:55 AM  
**To:** Stricker, Dan  
**Subject:** Kensington Terrace Project  
**Importance:** High

Dan Stricker and the Planning Commission,

As a long term resident of Kensington I would like to voice my concern and objection to the proposed multi purpose project known as Kensington Terrace Project. The size and construct of this project does not belong in the Kensington neighborhood for a host of reasons, a few of which I list below:

1. Significantly increased traffic and congestion in an area already suffering from both of these issues.
2. The proposed solution to both increased traffic and congestion is also problematic in that it will force what limited parking exists on Adams further into our neighborhood, thus making it difficult for residents to park, and making it significantly less safe for children and families.
3. In the cities draft environmental report, it states, "The proposed development would create significant direct and cumulative impacts under near-term and long-term conditions." This should not be ignored.

I recognize that San Diego is growing; however, Kensington has been a predominantly single family neighborhood since the early 1920's and deserves to have this culture preserved. Please do not allow this project to further push commercial development into one of San Diego's precious early neighborhoods.

While I would gladly attend the hearing/meeting regarding this project on November 8th, I will unfortunately be traveling out of state for work. I trust, you will share with the remaining members of your decision making panel my email and my objection.

Kind regards,

Rita

**Rita M PirkI**  
**4068 Hilldale Rd**  
**San Diego, CA 92116**  
**619-571-1099**  
**rpirkI@cox.net**

001888

**Stricker, Dan**

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**From:** DawnElla Gilzean Stoddard [sdraddots@att.net]  
**Sent:** Wednesday, October 17, 2007 5:39 PM  
**To:** Stricker, Dan  
**Cc:** Mayor, Office of the; Young, Anthony; Hueso, Councilmember Ben; Frye, Donna; Madaffer, Councilmember Jim; Faulconer, Council Member Kevin; Peters, Councilmember Scott; Atkins, Councilmember  
**Subject:** Proposed Expansion "Plan" in Kensington

Mr. Stricker -

I write to express my opposition to the proposal that would create a shopping strip mall in Kensington that we do NOT need. I also strongly object to the proposal to widen Adams Ave and eliminate the parking by creating a center turn lane.

I have been in Kensington over 12 years and have already seen the increased traffic and crime that have come with the 15. People now use Adams as a bypass for the 8 and for the 15 (depending on which direction they are traveling).

Please do not allow this city - ification of my small quaint and beautiful neighborhood take place. This is not a subdivision - it is a neighborhood with children and dogs and retired persons. We do not want and do not need non-residents coming in, proposing changes and ruining our Kensington.

I urge the reconsider and rejection of any plan that would widen Adams, eliminate parking, install a turn lane, create a strip mall, and increase the commercialization of this small community.

I cannot attend the November 8 meeting but my opinions and views are not decreased by the calendar conflict.

Please let me know if you have questions or concerns.

DawnElla Gilzean Stoddard  
5043 Hastings Rd.  
SD, CA 92116  
619-339-9877

001889

**Stricker, Dan**

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**From:** Elaine McElhinney [1derwm@gmail.com]**Sent:** Monday, October 15, 2007 1:33 PM**To:** Stricker, Dan; Commission, Planning**Subject:** Planned Development Permit for Adams Avenue between Marlborough and Edgeware Road

I am a resident of Kensington. Following are my comments/concerns regarding the pending application for a planned development permit for Adams Avenue between Marlborough St. and Edgeware Road.

1. Current plans call for a three story structure. A three story building would be larger than any of the other buildings in Kensington and would therefore be inconsistent with the size of all other buildings in the neighborhood. In order to maintain the aesthetics of the neighborhood, any planned development should be no more than two stories.

2. Current plans call for mixed use (residential/retail/office space) occupancy with a projected increase of 2,479 average daily vehicle trips to Kensington. I don't believe traffic on Adams can flow smoothly with this increase in usage. Between the public buses, delivery trucks and current flow of residential traffic, traffic just moves.

3. If you put in a stoplight at Kensington, I am afraid traffic waiting to make a left hand turn from Adams onto Kensington will back up in unmanageable proportions whenever a truck is making deliveries to Bleu Boheme or the liquor store.

In general, I believe the current scope of this proposed project would have a negative impact on the Kensington neighborhood and quality of life for residents. Kensington is a charming small neighborhood with narrow streets that can only accomodate residents and small businesses. I bought a house in Kensington because I liked the residential neighborhoods, small businesses, small restaurants and lack of towering edifices. If I wanted a large mixed usage neighborhood, I would have bought a condo downtown.

Thank you,  
Elaine McElhinney  
4966 Kensington Drive  
SDF 92116  
619-285-1267

**Stricker, Dan**

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**From:** Jerald Lewis [jlewis212@cox.net]  
**Sent:** Friday, October 19, 2007 4:55 PM  
**To:** Stricker, Dan  
**Subject:** Kensington Terrace Project

Dear Mr. Stricker,

As a long time resident of the community of Kensington, I wish to go on record as strongly opposing the Kensington Terrace Project.

The traffic conditions at the intersection of Marlborough and Adams Avenue and at Kensington Drive and Adams Avenue were adversely impacted when the project located on the northwest corner of Marlborough and Adams Avenue was added several years ago. Now, with the possible addition of the Kensington Terrace Project it is estimated that an additional 2479 daily car trips will be added.

Even though the plan calls for the widening of Marlborough, the re-striping of Adams Avenue to three lanes and the addition of a stop light at Kensington Drive and Adams Avenue these actions will not ease or help the congestion at Marlborough or Kensington Drive. In fact, the suggested traffic changes should be considered without the approval of the project. These two streets are the main source of ingress and egress for residents living in the area north of Adams. It doesn't make good sense to approve a project that adds additional traffic and further restricts parking availability in an area that already suffers a traffic problem.

I urge the Planning Commission to deny this project.

Jerald P. Lewis  
5040 Kensington Drive  
San Diego, CA 92116  
(619) 283-8838

001891

Stricker, Dan

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**From:** francesca rotondella [bellarotondella@cox.net]  
**Sent:** Thursday, October 18, 2007 8:00 AM  
**To:** Stricker, Dan  
**Subject:** Kensington Planning Commission decision opposition

Dear Mr. Stricker,

I am unable to attend the upcoming Planning Commission meeting scheduled for November 8, 2007 at 9:00am. However, **I wish to register my opposition** to the proposed decision to approve the building project on the corner of Marlborough and Adams Avenue in my neighborhood of Kensington.

The project is undesirable in Kensington due to size and density impact, traffic impact and the increased height variance which exceeds anything currently built in our neighborhood.. The project, including the widening of Marlborough and the modification to Adams Avenue, will change the small town character of our neighborhood which is unique to San Diego as neighborhoods such as ours are becoming fewer and fewer.

Kindly confirm that you have received this email and that my opposition will be registered at the meeting in my absence.

Thank you very much.

Francesca Rotondella  
4901 Marlborough Drive  
San Diego, CA 92116  
619.282.4313



001892

**Stricker, Dan**

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**From:** <QueenShra@aol.com> [QueenShra@aol.com]  
**Sent:** Wednesday, October 24, 2007 10:55 AM  
**To:** Stricker, Dan; Commission, Planning  
**Cc:** Dinogeorge@aol.com  
**Subject:** Kensington project

Dear Planning Commission members,

As long-time residents of Kensington, we are *appalled by and strongly opposed to* this project. We, of course, are concerned about the substantial impacts that this project will visit on our beloved neighborhood:

- 1) a three-story multiplex---out of character and a visual obstruction, to say the least
- 2) widening of Marlborough and alley
- 3) reduced parking on Marlborough and possibly Adams Ave.
- 4) a 2400+ daily increase in car trips due to additional offices, shops, and condos
- 5) addition of stoplight at Kensington and Adams
- 6) diversion of traffic to exit Kensington

However, a much greater issue concerns the shaky premise that a lone developer has the "right" to impose the above impacts (all unmistakably negative) on an entire community, without the least thought for the safety, comfort, and sensibilities of the community members!

Where is the list of *beneficial* impacts for Kensington?

We are quite certain that we are not alone in our outrage over this arrogant premise, which is akin to having a neighborhood bully enter one's back yard, announce that he and his pals are there to stay, and then deliver up a list of the inconveniences one must get used to!

We, along with all the other residents of this lovely community, have worked hard to make it the desirable and small-town-like neighborhood that it is today, and the community should be the *only* entity to either approve or disallow significant changes---especially when the developer, and the developer alone, will reap the rewards. We vote NO.

In the cause of fairness and right thinking, please decide against this project.

Sincerely,  
Andrea and George Olshevsky  
4808 Kensington Drive

---

See what's new at [AOL.com](http://AOL.com) and [Make AOL Your Homepage](#).

001893

Stricker, Dan

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**From:** <ttm.la@att.net> [ttm.la@att.net]  
**Sent:** Saturday, October 13, 2007 11:36 AM  
**To:** greglee2@cox.net; Stricker, Dan  
**Cc:** 1derwm@gmail.com; sfaulkenberg8141@sbcglobal.net  
**Subject:** Re: Project #105244

Hi Dan,

I too am a resident of Kensington and I am concerned and not happy about this rather large and unpleasant project that is trying to take place in our community. This project affects every resident in Kensington, not just the people within 300 ft of the designated site.

Also, I am a bit confused. You state that the next hearing on this matter is November 8th, but this morning I had a flyer on my doorstep that there is a Public Hearing this coming Thursday, October 18th at 9:00 a.m. with regard to this project. It also states: **THE DECISION TO BE MADE AT THE HEARING IS FINAL** (then in smaller print) "and can only be appealed to the City Counsel". I am assuming the City Counsel is the meeting on November 8th? Is that correct? It sounds like the final decision will be made prior to the November 8th meeting.

I look forward to hearing back from you with regard to the different hearing dates.

Thank you.

Teresa Anderson

----- Original message from "Dan Stricker" <dstricker@sandiego.gov>: -----

> Hi Susan,  
> Yes, you have the correct date for the Planning Commission hearing.  
> Unfortunately, I am off today and also will not be in attendance at the  
> public hearing. John Fisher from our department will be making the  
> presentation. I'll be back in the office on Tuesday, and I am the  
> person those in opposition should voice their complaints to.  
>  
> Please note that the project has not yet obtained City approval. They  
> have received a recommendation of approval from the local recognized  
> Community Planning Group, the Kensington-Talmadge Planning Committee.

001894

Irvin, Linda

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**From:** HollisAll@aol.com  
**Sent:** Thursday, January 17, 2008 6:57 PM  
**To:** Atkins, Councilmember; Young, Anthony; Hueso, Councilmember Ben; Maienschein, Councilmember; Attorney, City; Faulconer, Council Member Kevin; Mayor, Office of the; Madaffer, Jim; info@ForKensington.com; Peters, Councilmember Scott; Clerk, City; Frye, Donna  
**Subject:** Kensington Terrace Project

City of San Diego Leaders:

We are deeply concerned that the Planning Commission, over against the desire of the vast majority of Kensington residents, has once again approved an inappropriate development at the corner of Adams Avenue and Marlborough Drive. And, since the completion of the former project at that corner, nothing has been done about the serious parking and traffic problems created by it.

The proposed new project --"Kensington Terrace Mixed-Use Project #105244 at 4142 Adams Avenue"--is even more destructive of the quality of this area of San Diego. And, aside from concern for its size, the traffic and parking problems created by it have no reasonable way of being mitigated.

Please do not allow this project to proceed until changes are made to satisfy these major concerns.

Sincerely,

Hollis and Grace Allen  
4290 Middlesex Drive  
San Diego, California 92116  
Kensington

\*\*\*\*\*

Start the year off right. Easy ways to stay in shape.

<http://body.aol.com/fitness/winter-exercise?NCID=aolcmp00300000002489>

1/22/2008

001895

> The Planning Commission will be acting on this project (approve or deny)  
 > on November 8 in the Council Chambers at City Hall, 202 C Street, S an  
 > Diego, CA 12th Floor, sometime very soon after 9:00 am on the 8th.  
 > Thank you,  
 > Daniel Stricker  
 >  
 > Daniel Stricker  
 > Development Project Manager  
 > Affordable/Infill Housing and Sustainable Buildings Expedite Program  
 > Development Services Department  
 > City of San Diego  
 > Tel. (619) 446-5251  
 > Fax (619) 446-5499  
 > E-mail: dstricker@sandiego.gov  
 >  
 > For useful information about the development process, please visit our  
 > web-site at:  
 > [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services)  
 > >>> 10/11/07 6:36 PM >>>  
 > Dear Dan:  
 > I am a member of the Kensington community who, until recently, was not  
 > aware of the scope of the above-referenced project to be built in our  
 > neighborhood. I would like to be kept informed on future meetings that  
 > will be held to protest this project. I am aware that the Ken-T al  
 > planning committee has rubber-stamped their approval of this project.  
 > If everyone in Kensington knew about this project, they would be shocked  
 > and most, I'm sure, would object to its size. I was told there will be  
 > a public meeting regarding this project on November 8 at City Council  
 > chambers. Since Mr. Jansen has already received permits from the city,  
 > is this just a formality before this project is rammed down our throats!  
 > Does it even matter if we object? I plan to notify as many of my  
 > neighbors as possible and if they object to this project, I will ask  
 > them to e-mail you or whomever you designate as the person we should all  
 > complain to. I realize that Mr. Jansen is only required to notify  
 > people within 300 ft. of the project, however our egress from our  
 > neighborhood will be severely impacted by another signal light at  
 > Kensington Dr., widening of Marlborough and re-striping to three lanes  
 > of Adams Ave.  
 > Please confirm that I have the correct date for the public hearing.  
 > Thank you for your assistance.  
 > Susan Grant-Lee  
 >  
 >  
 >

001896

Irvin, Linda

From: Mills, Art [AMills@PENSIONS.ORG]  
 Sent: Thursday, January 17, 2008 5:09 PM  
 To: Atkins, Councilmember  
 Cc: Peters, Councilmember Scott; Hueso, Councilmember Ben; Maienschein, Councilmember; Frye, Donna; Madaffer, Councilmember Jim; Faulconer, Council Member Kevin; Atkins, Councilmember; Young, Anthony; Clerk, City  
 Subject: Kensington Terrace Mixed-Use Project #105244 at 4142 Adams Avenue

Dear Councilmember Atkins,

I am writing to express my support for approval of the Kensington Terrace Mixed-Use Project #105244 at 4142 Adams Avenue. My wife, Thea, and I reside at 4910 Kensington Drive, San Diego, about four blocks north of Adams Avenue, in the community of Kensington. My previous experience in land use matters includes a stint on the County Planning Commission in Marin County, California.

We support the project because it will be a beautiful addition to the neighborhood and because the developers have worked with the City Planning Commission and the neighborhood to plan carefully to mitigate any adverse consequences that might have been associated with the original proposal.

I would like to elaborate briefly on why we support the project:

- The project will be a beautiful addition. What it replaces is ugly. The best looking thing there is an aging gas station. It goes downhill from there. There is a run-down apartment building, an old, poorly maintained commercial building, and a burnt-out house. I have heard some refer to one of the buildings as "historic." While San Diego has many historic buildings that have fortunately been preserved, to refer to any of the buildings on the proposed development site as "historic" is laughable.
- The project scale matches the urban vicinity. The development scale very closely matches the commercial-residential complex immediately west on Adams Avenue (that currently houses Starbucks). The proposed project merely continues that scale one block further east, in the middle of a commercial area.
- The project provides numerous places for social interaction in the Kensington Village. Lewis Mumford, in his *City in History*, wrote that a key element of vital urban areas is the provision of just such places for increased social interaction. Such places thereby increase the extent of neighborhood identification as well as the vitality and stability of the community.
- The traffic impacts of the project seem to have been adequately mitigated by the developer, in consultation with the City.

I am concerned that some folks have suggested that the proposed project should somehow be "scaled down." However, proponents of this concept pay little or no attention to the effect of such "scaling down" on the economic viability of the project. It is in everyone's interest to have a project that works well, that is beautiful, and that will be economically viable. The proposed project fits this bill.

As Kensington residents, my wife and I are delighted that there is a project of such quality that has made its way forward. We sincerely hope that the City Council will deny the appeal that has been filed and will uphold the wise decision of the Planning Commission.

Cordially,

*Art Mills*

4910 Kensington Drive

San Diego, CA 92116

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1/22/2008

001597

**Irvin, Linda**

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**From:** billholmquist@gmail.com on behalf of thatliberalyankee@gmail.com  
**Sent:** Monday, January 21, 2008 11:15 PM  
**To:** info@forkensington.com  
**Cc:** Mayor, Office of the; Atkins, Councilmember; Peters, Councilmember Scott; Young, Anthony; Madaffer, Councilmember Jim; Faulconer, Council Member Kevin; Maienschein, Councilmember; Hueso, Councilmember Ben; Frye, Donna; Clerk, City; HEARINGS1, HEARINGS1  
**Subject:** The Heart of Kensington

Dear Sir or Madam,

On behalf of the majority of the Kensington community, we offer you this small token as a humble way of showing our appreciation of the hard work you all have done.

Please follow the link, you'll be pleasantly surprised. Be sure to share it with neighbors that... well, care.

<http://theheartofkensington.googlepages.com>

Sincerely,  
That Liberal Yankee

--  
This email communication may contain CONFIDENTIAL INFORMATION WHICH ALSO MAY BE LEGALLY PRIVILEGED and is intended only for the use of the intended recipients identified above. If you are not the intended recipient of this communication, you are hereby notified that any unauthorized review, use, dissemination, distribution, downloading, or copying of this communication is strictly prohibited. If you are not the intended recipient and have received this communication in error, please immediately notify us by reply email, delete the communication and destroy all copies.

1/22/2008

**Irvin, Linda**

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**From:** Heather Miller [hdm01001@gmail.com]  
**Sent:** Sunday, January 20, 2008 11:03 PM  
**To:** Atkins, Councilmember  
**Cc:** Peters, Councilmember Scott; Young, Anthony; Madaffer, Councilmember Jim; Faulconer, Council Member Kevin; Maienschein, Councilmember; Hueso, Councilmember Ben; Frye, Donna; Clerk, City  
**Subject:** Support of Kensington Terrace Mixed-use project #105244 at 4142 Adams Ave.

Dear City Council Members,

My name is Heather Miller and my boyfriend's name is Jesse Boarman. We currently reside at 4749 Natalie Drive in Kensington. Jesse has lived here for over 20 years. We are both in support of Allard Jansen and Hannah Devine and are excited about the changes that will be made in our community if they are allowed to proceed with their plans for the new shops at Kensington Terrace. If his flyer is any indication of his thoughtful nature I am sure that Mr. Jansen has a very clear direction on this project and encourage him to proceed with it. I know that our home is strongly against a large convenient store or "big box" development going up. I don't understand why anyone wouldn't encourage new office space it would be great for the economy as well as a quality market would be so convenient. I hope that we can spread this enthusiasm throughout our neighborhood. Thank you for your time and you can contact me at this email if you have any questions. I hope it moves along smoothly!

Thanks again!

Heather Miller & Jesse Boarman.

001899

Irvin, Linda

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**From:** Home [home@studioconover.com]  
**Sent:** Sunday, January 20, 2008 3:14 PM  
**To:** Mayor, Office of the  
**Cc:** Atkins, Councilmember; Chesebro, April; Peters, Councilmember Scott; Falconer, Council Member Kevin; Young, Anthony; Maienschein, Brian; Frye, Donna; Madaffer, Jim; Hueso, Councilmember Ben; Clerk, City  
**Subject:** Kensington Terrace 105244

Dear Mayor Sanders and all Councilmembers,

On February 5th you will be listening to a public hearing appeal to the approval granted by the Planning Commission for the 3-story project called Kensington Terrace, planned for the full block on Adams between Marlborough & Edgeware in Kensington.

I plan to attend the hearing and would also ask that this email **count me in as a voice in strong opposition to this project as it is currently planned.** My voice is one of hundreds of residents in Kensington who have serious concerns about the scale of this project for the site and neighborhood it is planned for.

We fully recognize that this project has many of the very things your offices are pushing for: A mixed use green building, photovoltaic panels and a green roof, stepped back upper level, plazas and a courtyard, and removing gas tanks and replacing them with underground parking.

Sounds like a dream project, but unfortunately it is not the right location for something of this magnitude. The entire stretch of Adams Avenue from Park Blvd. to Aldine doesn't have a single project even close to the magnitude of this in terms of height and width combined, yet our streets are narrow and feed a cul-de-sac community with no other access & egress than the very streets this project will impact.

Please send this project back to the architect/developer for further collaboration with the community to ensure a successful project for all, not a nightmare for many. Vote in favor of our appeal.

Thank you,  
Celia Conover

15 year resident of Kensington and member of the Heart of Kensington  
4990 Westminster Terrace  
San Diego CA 92116

619.584.0383  
619.238.1999 x103

1/22/2008



001900

Irvin, Linda

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**From:** Becca [beccaz@cox.net]  
**Sent:** Sunday, January 20, 2008 6:48 AM  
**To:** Peters, Councilmember Scott; Faulconer, Council Member Kevin; Atkins, Councilmember; Young, Anthony  
**Cc:** Maienschein, Councilmember; Frye, Donna; Madaffer, Councilmember Jim; Hueso, Councilmember Ben; Clerk, City; Chacho Herman  
**Subject:** Kensington Terrace Mixed-Use Project #105244 at 4142 Adams Avenue

I have been a resident at 4625 Marlborough Drive, Kensington, since 1991. Kensington Terrace Mixed-Use Project #105244 at 4142 Adams Avenue was appropriately and fairly evaluated by our neighborhood association, Ken-Tal, and was approved by the San Diego Planning Commission on November 15, 2007.

Please be aware that it is a very small group of residents who are now trying to stop the project by way of an appeal with the City Council. These same residents were informed about what was being considered for the property at the outset of the process, yet did not choose to become involved until the project was approved by our neighborhood and city representatives. They do not represent the views of the majority of Kensington residents, and they do not represent my views. I think Kensington Terrace will be a great addition to the community.

Please represent the majority opinion of Kensington residents by voting in February to uphold the Planning Commission's decision of approval for Kensington Terrace.

Thank you.

Rebecca Price  
4625 Marlborough Drive  
San Diego, CA 92115  
619.521.15358

001901

Irvin, Linda

**From:** Home [home@studioconover.com]  
**Sent:** Sunday, January 20, 2008 12:58 PM  
**To:** Chesebro, April  
**Subject:** URGENT Historic Kensington sign / 45 Year Review

Dear Ms. Chesebro,

Although your reply regarding the designation process for the Kensington sign is enlightening, my immediate concern is to ensure that the full 45 Year Review Process is implemented once an application for a demolition permit has been submitted. Please alert this issue to Councilmember Toni Atkins, since she is in the forefront of demolition issues and historical resources which is a citywide issue. **My urgent concern is that a demolition permit could be issued within days without the full 45 Year Review Process**, and our wonderful historic Kensington sign will be lost forever. Your attention to this matter is critical.

Sincerely,  
 Celia Conover

4990 Westminster Terrace  
 San Diego CA 92116  
 619.584.0383  
 619.238.1999 x103

On Jan 17, 2008, at 2:53 PM, Chesebro, April wrote:

Hi Celia, thank you for your e-mail regarding the Kensington sign. I appreciate your bringing your concerns to my attention.

In order for the Historical Resources Board (HRB) to consider the sign for historical designation, a nomination and Historical Resource Research Report needs to be submitted to the HRB. A member of the community, or an organization can submit this Report. A link to the City's Planning Department will explain the process and information needed in order to prepare and submit the report - <http://www.sandiego.gov/planning/programs/historical/index.shtml> (from this page you can click on the FAQ link on the right and search for designation process and much more information is provided). You can also contact Cathy Winterrowd, Senior Planner and HRB liaison at 619.235.5217. She is aware of the interest to designate the sign and indicated that other signs have been designated in the past.

Again, thank you for writing. If you have any questions and are interested in beginning the historic designation process, please contact Ms. Winterrowd directly.

If you have any trouble getting through to Ms. Winterrowd, please let me know.

Thank you,

April M. Chesebro  
 Council Representative  
 Office of Councilmember Toni Atkins  
 City of San Diego, Third District

1/22/2008

001902

202 C St., 10th Floor  
 San Diego, CA 92101  
 (619) 236-6633  
 (619) 595-1481 (fax)  
[ACHesebro@sandiego.gov](mailto:ACHesebro@sandiego.gov)

**From:** Home [<mailto:home@studioconover.com>]  
**Sent:** Saturday, December 15, 2007 3:38 PM  
**To:** Chesebro, April  
**Cc:** Toni Atkins; Pangilinan, Marlon; Mike Koonce  
**Subject:** Historic Kensington sign / 45 Year Review

Dear Ms. Chesebro,

My name is Celia Conover and I am a 15 year resident of Kensington. I'm writing to request that you bring a concern that I, and many of our residents have, regarding the fate of our beloved historic Kensington sign to Toni Atkins attention immediately.

The Kensington sign was erected in the early 1950's, therefore it should qualify for review by the SD Historical Resources Board per the 45 Year Review Process. We are very concerned that this may not happen and a demolition permit may be issued within days.

I attended the December KenTal Planning meeting on the 12th to hear the presentation given by Mike Koonce, from the Kensington Talmadge Community Association, on the Association's plans for a new Kensington sign.

While I applaud the very professional effort this group has made to hire designers, and to consider various new sign designs, I was terribly upset that absolutely nothing of the actual sign will be salvaged or updated. If a new sign is permitted by the city and built, San Diego will once again needlessly lose an authentic piece of history, and Kensington's very special, understated icon will be cast aside for a very commercial-looking replacement.

It was disconcerting to learn that in spite of multiple options the Kensington Talmadge Community Association reviewed, not only did none of the designs include restoring and keeping the historic sign itself, but none were offered with a replication and simple, understated update to replace the poles & supporting cables and create a simplified, stronger support structure.

Two nearly identical versions of the complete sign re-do were circulated to Kensington for a community vote and donations. The Association is pleased with the response and the tremendous out-poring of donations, and stated that the design with the arched sign won the vote. However, the flyer with the designs did not have a third historic option, and a great many people I have talked to did not vote because they didn't like either option, and don't want to lose the wonderful original.

**In a democratic fashion, we are respectfully asking that you share our concerns with our councilmember, Toni Atkins, and do everything in your power to be sure the historic Kensington sign is given a complete 45 Year Review and goes before the full Historical Resources Board to determine the historical significance of the sign.**

I realize this project is further complicated by the donations that have been collected by the Association, but there are numerous ways that the money could still be incorporated into plaques or markers while still retaining our historic identity. The Association indicated at the presentation that they would be willing to abide by the City review process, and return to their membership and to the community if their current design needs to be modified.

I can be reached at the following numbers if anyone would like to discuss this further. I would like to offer to do what I can to help make sure this sign gets a full historical review under CEQA.

Thank you,  
 Celia Conover

001903

4990 Westminster Terrace  
San Diego CA 92116

619.238.1999 x103 Work  
619.584.0383 Home

001905

Irvin, Linda

---

**From:** Terry Mendez [tmendez@tlmcommunications.com]  
**Sent:** Saturday, January 19, 2008 8:52 PM  
**To:** Peters, Councilmember Scott; Faulconer, Council Member Kevin; Atkins, Councilmember; Young, Anthony; Maienschein, Councilmember; Frye, Donna; Madaffer, Councilmember Jim; Hueso, Councilmember Ben; Clerk, City  
**Subject:** Kensington Terrace Mixed -Use Project # 105244 at 4142 Adams Avenue

I have been a Kensington resident/homeowner for more than 32 years, primarily because this is truly a wonderful pocket neighborhood. Allard Jansen's first redevelopment project, Kensington Park Plaza, has added to the neighborhood culture with its public gathering space and businesses. The Kensington Terrace Mixed-Use Project #105244 at 4142 Adams Avenue also is a great redevelopment project that will complement and enhance the neighborhood as well as remove urban blight. During the last two years, I have attended the Ken-Tal Planning Group meetings and observed the thoughtful modifications Allard has made to the design in response to resident suggestions and criticism. I urge you to uphold the Planning Commission's decision to approve this project on Nov. 15 and allow it to move forward.

Terry Mendez  
5026 Westminster Terrace  
San Diego, CA 92116

1/22/2008

001906

**Mateo, Ledy**

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**From:** billholmquist@gmail.com on behalf of thatliberalyankee@gmail.com  
**Sent:** Monday, January 21, 2008 11:15 PM  
**To:** info@forkensington.com  
**Cc:** Mayor, Office of the; Atkins, Councilmember; Peters, Councilmember Scott; Young, Anthony; Madaffer, Councilmember Jim; Faulconer, Council Member Kevin; Maienschein, Councilmember; Hueso, Councilmember Ben; Frye, Donna; Clerk, City; HEARINGS1, HEARINGS1  
**Subject:** The Heart of Kensington

Dear Sir or Madam,

On behalf of the majority of the Kensington community, we offer you this small token as a humble way of showing our appreciation of the hard work you all have done. Please follow the link, you'll be pleasantly surprised. Be sure to share it with neighbors that... well, care.

<http://theheartofkensington.googlepages.com>

Sincerely,  
That Liberal Yankee

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1/22/2008

001007

**Mateo, Ledy**

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**From:** Waterman, Dawn [dawnw@qualcomm.com]

**Sent:** Monday, January 21, 2008 2:51 PM

**To:** HEARINGS1, HEARINGS1

**Subject:** Kensington Terrace Project

Dear Mayor Sanders and City Council members,

I am a home owner in Kensington and I fully support the Kensington Terrace project.

I am unable to attend the February 5 council meeting. I want this email to represent my support for this project and I strongly believe it will be a benefit to the community.

Dawn Waterman  
4670 and 4664 Marlborough Drive  
San Diego, CA 92116

1/22/2008

001988

**Mateo, Ledy**

---

**From:** Waterman, Dawn [dawnw@qualcomm.com]

**Sent:** Monday, January 21, 2008 2:51 PM

**To:** HEARINGS1, HEARINGS1

**Subject:** Kensington Terrace Project

Dear Mayor Sanders and City Council members,

I am a home owner in Kensington and I fully support the Kensington Terrace project.

I am unable to attend the February 5 council meeting. I want this email to represent my support for this project and I strongly believe it will be a benefit to the community.

Dawn Waterman  
4670 and 4664 Marlborough Drive  
San Diego, CA 92116

1/22/2008



Mateo, Ledy 1/22/08

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**From:** William Holmquist [billholmquist@gmail.com]  
**Sent:** Monday, January 21, 2008 10:54 PM  
**To:** info@forkensington.com  
**Cc:** Mayor, Office of the; Atkins, Councilmember; Peters, Councilmember Scott; Young, Anthony; Madaffer, Councilmember Jim; Faulconer, Council Member Kevin; Maienschein, Councilmember; Hueso, Councilmember Ben; Frye, Donna; Clerk, City; HEARINGS1, HEARINGS1  
**Subject:** Re: Heart of Kensington Information Night - Jan. 21

Dear Sir or Madam,

On behalf of the majority of the Kensington community, we offer you this small token as a humble way of showing our appreciation of the hard work you all have done. Please follow the link, you'll be pleasantly surprised. Be sure to share it with neighbors that... well, care.

<http://theheartofkensington.googlepages.com>

Sincerely,  
That Liberal Yankee

On Jan 20, 2008 10:13 PM, <[info@forkensington.com](mailto:info@forkensington.com)> wrote:  
Posted January 20, 2008

REMINDER

Heart of Kensington Information Night  
Monday, January 21, 2008  
Kensington Community Church  
6:30 pm - 8:00 pm

At this meeting the HoK Organizing Committee will provide information and updates to members of the community who have expressed their support for the HoK effort.

Please come to show your support!

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WE NEED YOUR SIGNATURE ON THE PETITION – A TABLE WILL BE SET UP MONDAY NIGHT – PLEASE COME BY AND ADD YOUR SIGNATURE TO MAKE YOUR VOICE HEARD! EVERY SIGNATURE IS IMPORTANT TO US!

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PLEASE WRITE LETTERS TO THE UNION-TRIBUNE!!

On Saturday, 1/19, The Union Tribune ran several Letters to the Editor with a headline indicating more people in Kensington support the Kensington Terrace project than oppose it. Our petition drive has shown that the greater majority of Kensington residents oppose the project's current design. The

1/22/2008

001910

percentages of people signing vs. not signing are greatly in our favor. WE NEED TO LET SAN DIEGO KNOW THIS.

We urge EVERYONE on this message to WRITE A SHORT STATEMENT TO THE UNION TRIBUNE THIS WEEK. They suggest letters be less than 200 words. Letters must include a full name, address, daytime phone number, and if faxed or mailed, be signed.

Email submissions are preferred. Submit letters to: [letters@uniontrib.com](mailto:letters@uniontrib.com)

Or fax your letter to 619-269-5081 OR send your letter to:

Letters Editor

The San Diego Union-Tribune

P.O. Box 120191

San Diego, CA 92112-0191

If you write a letter, be sure to also email it to the City Council members, the Mayor, the City Clerk, and the council hearings coordinator. Reference the "Kensington Terrace – Project # 105244" Appeal Hearing scheduled for February 5, 2:00 pm. Email to:

[jerrysanders@sandiego.gov](mailto:jerrysanders@sandiego.gov)

[toniatkins@sandiego.gov](mailto:toniatkins@sandiego.gov)

[scottpeters@sandiego.gov](mailto:scottpeters@sandiego.gov)

[anthonyyoung@sandiego.gov](mailto:anthonyyoung@sandiego.gov)

[jmadaffer@sandiego.gov](mailto:jmadaffer@sandiego.gov)

[kevinfaulconer@sandiego.gov](mailto:kevinfaulconer@sandiego.gov)

[bmaienschein@sandiego.gov](mailto:bmaienschein@sandiego.gov)

[benhueso@sandiego.gov](mailto:benhueso@sandiego.gov)

[donnafrye@sandiego.gov](mailto:donnafrye@sandiego.gov)

[cityclerk@sandiego.gov](mailto:cityclerk@sandiego.gov)

[hearings1@sandiego.gov](mailto:hearings1@sandiego.gov)

HoK Organizing Committee (Jan. 2008)

Neighborhood Outreach

Tom Capp, Norfolk Terrace

Celia Conover, Westminster Terrace

Kim Gregory, Alder Drive

Pam Hubbell, Terrace Court

Ingrid Quirko, Kensington Drive

Developer Relations

Jim Chatfield, Middlesex Drive

John Garrison, Middlesex Drive

Legal Liaison

Tim Blood, Canterbury Drive

Bob Coffin, Alder Drive

1/22/2008

001011

Research

Bill Bamberger  
Jeanie Camp, Edgeware Road  
Dr. Victor Camp, Edgeware Road  
Sherry Hopwood, Edgeware Road  
Julie Jordan, Kensington Drive  
Maggie McCann, Edgeware Road  
Mike Stauffer, Copeland Avenue

Public Outreach

Duke Clark, Marlborough Drive  
Gina Gianzero, Edgeware Road  
Marg Stark, Marlborough Drive  
Marc Winitz, Biona Drive

Organizational Support

Frank Bottini, Kensington Drive  
Suzanne Grant, Alder Drive  
Elayne Summers, Alder Drive  
Mitch Summers, Alder Drive

To contact any member of the HoK Organizing Committee, please send an email to [info@ForKensington.com](mailto:info@ForKensington.com) or call 619-866-4422.

Heart of Kensington  
P.O. Box 16246  
San Diego, CA 92176-6246

Please visit our website often to stay informed!  
<http://www.ForKensington.com/>

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001913

**Mateo, Ledy**

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**From:** Jenny Belk [jbelk15@cox.net]  
**Sent:** Monday, January 21, 2008 9:48 AM  
**To:** Mayor, Office of the; Atkins, Councilmember; Peters, Councilmember Scott; Young, Anthony; Madaffer, Councilmember Jim; Faulconer, Council Member Kevin; Maienschein, Councilmember; Hueso, Councilmember Ben; Frye, Donna; Clerk, City; HEARINGS1, HEARINGS1  
**Subject:** Kensington Terrace - Project # 105244

January 21, 2008

Letters Editor  
The San Diego Union-Tribune  
P.O. Box 120191  
San Diego, CA 92112-0191

Dear Letters Editor:

Our Mayor and our City Council talk about San Diego as a city of villages. Kensington is a shining example of a village within a city, yet our days as a real neighborhood village may be numbered. The planned Kensington Terrace Project will impact our village negatively by not only causing irreparable congestion, but by erasing the quirky charm of this stretch of Adams Avenue. This project is much too large, too generic and too mediocre for Kensington. The *majority* of my neighbors are greatly upset by the prospect of this project going forward as planned.

Sincerely,

Jenny Belk  
4949 Westminster Terrace  
San Diego CA 92116

Phone: 619-281-5553

1/22/2008

001914

**Mateo, Ledy**

**From:** Michael Stauffer [michaelstauffer@hotmail.com]  
**Sent:** Monday, January 21, 2008 9:30 AM  
**To:** Mayor, Office of the; Atkins, Councilmember; Peters, Councilmember Scott; Young, Anthony; Madaffer, Councilmember Jim; Faulconer, Council Member Kevin; Maienschein, Councilmember; Hueso, Councilmember Ben; Frye, Donna; Clerk, City; HEARINGS1, HEARINGS1; Attorney, City  
**Subject:** Kensington Terrace Project Appeal

January 21, 2008

Mayor Jerry Sanders  
 City Administration Building  
 11th Floor, 202 C Street  
 San Diego, CA 92101

Council Member Toni Atkins  
 City Administration Building  
 202 C Street, MS #10A  
 San Diego, CA 92101

Dear Mayor Sanders and Council Member Atkins:

As you may be aware, there is significant opposition in this community to the Kensington Terrace development as currently designed. Based on petition drives and website feedback, many hundreds of residents believe that the building's height, mass and density are completely out of scale and character with the surrounding community and would set a bad precedent for future development patterns for our quaint neighborhood. This building would be the largest on Adams Avenue from Park Boulevard to Aldine Drive. This project does not reflect the distinct character of the surrounding neighborhood nor the desire of the residents.

Most residents were never fully aware of the project until it came before the Planning Commission in November. The adequacy of the resident notification for a project of this size and scope is in question. In addition, the environmental review process was inadequate in addressing the impacts to traffic both during and after construction. Kensington Terrace is projected to bring a significant amount a new traffic into our neighborhood – 2,400 cars a day by some estimates. The City also failed to adequately address its responsibilities under the Global Warming Solutions Act of 2006 and more specifically outlined in the *State of California v. San Bernadino County, 2007*. A substantive and adequate CEQA review process, as required under State law, has not been satisfied. A comprehensive Environmental Impact Report should have been prepared for this project.

Kensington is described in the Community Plan, as adopted by the City Council in 1998, as "a unique neighborhood" with an "ambience of a small town" and a "small business district". Goals detailed in the development plan include, "Regulate building size to maintain neighborhood scale and character, "To ensure that new development is consistent with the neighborhood vision," To reflect the desirable historic character of commercial areas in form and function of new development." This project attempts to do none of these and is therefore inconsistent with the City's own adopted Ken-Tal Community Plan. The project, as designed, should not have been approved by the Planning Commission and their decision should not be upheld by the City Council.

My family and neighbors urge you to reject the Kensington Terrace project in it's current design, size and scope and direct the project applicant to go back to the community, hold a series of design workshops that are inclusive of the members of our community, reflects the desires of the residents and is consistent with the character of the neighborhood.

I can be reached at (760) 846-2611, should you need to discuss this further. Thank you for your time.

Sincerely,

Michael Stauffer  
 4547 Copeland Avenue  
 San Diego, Ca. 92116

CC: City Council  
 Michael Aguirre, City Attorney

---

Need to know the score, the latest news, or you need your Hotmail®-get your "fix". [Check it out.](#)

1/22/2008

C01615

**Mateo, Ledy**

---

**From:** Jacqui Todd [todd.jacqui@gmail.com]  
**Sent:** Monday, January 21, 2008 5:23 AM  
**To:** HEARINGS1, HEARINGS1  
**Subject:** Kensington Terrace Project - 5 Feb.

Dear San Diego Council Members -

I am registering my opposition to the planned project as proposed at the corner of Adams Avenue and Marlborough/Edgeware Drives. There are significant traffic and parking issues currently associated with this area. As you know, egress through the area is already significantly impacted by the Starbucks development project and related activity on that corner. On Dec 15 of last year, a friend was hit by a car crossing at Kensington and Adams; the traffic in Kensington along Adams Avenue is sufficiently dangerous in its current state without the additional traffic anticipated as a result of this project.

While I am in favor of enhancement of the Kensington/Adams Avenue business area, I am not in favor of doing so at the expense of the surrounding homes and neighborhoods. The scale and size of this particular project would be better placed west on Adams Avenue where the street is wider and the commercialization blends in or enhances existing commercial areas along the avenue.

I am anxious to resolve these issues in a manner which preserves the nature of Kensington. We all live here because there is so little traffic and because of its village/community atmosphere. I hope that you will honor this community character in your deliberations regarding the project when it is addressed 5 Feb.

Very truly-

--

Jacqui Todd  
Be the change you wish to see in the world.  
<http://www.linkedin.com/in/jacqtodd>

1/22/2008

001016

**Mateo, Ledy**


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**From:** Cecily Channer-Schmid [thesmilingangels@msn.com]  
**Sent:** Tuesday, January 22, 2008 9:03 AM  
**To:** Atkins, Councilmember; Peters, Councilmember Scott; Young, Anthony; Madaffer, Councilmember Jim; Faulconer, Council Member Kevin; Hueso, Councilmember Ben; Frye, Donna; Clerk, City; HEARINGS1, HEARINGS1  
**Subject:** Kensington Terrace Project

Dear City Council,

As a member of the Kensington community, I write this e-mail to you to express my questions and concerns regarding the proposed planned development, Kensington Terrace. First and foremost, I want to say that I do not begrudge the developer for wanting to build on that lot. It takes no great intellectual leap to see that currently, (aside from the Gas station), it is not serving the community much and it is evident that the land is being under-utilized. What I am concerned about is how this property will be developed and how it will change the character of Kensington. My wife and I moved to this area, because of it's quiet charm and "small town" feel. Being in our 30's, and looking to start a family, we moved away from the hustle-bustle of areas like, ( and including), the downtown districts, where it seems construction and all the things that come with it, is perpetual. Now, it seems that "progress" will creep into our district as well and we are very concerned about the noise, congestion, and environmental pollution that this will generate. Now with the planned development of commercial and residential space, (why wasn't open or green/park space considered?), we understand that noise is inevitable on a construction site. We understand that the city ordinance states that work can be started at 7:00 a.m. Mon-Sat. What we request is that construction start at 8:00 a.m. instead. We also ask that every and all methods are employed to ensure that dust and debris are kept within the site. My wife, as well as other community members, suffers from asthma, so we implore you to make sure this area does not become an environmental hazard for the surrounding community.

My wife and I do not want Kensington to become another Hillcrest with traffic problems and congestion, and potentially more crime. Also, it seems apparent that Kensington cannot accommodate such a large project on it's main street. We can and do hope that the developers will keep in mind the surrounding community and how it will be affected negatively by their current choices. I have no issue with wanting this city and surrounding areas to grow and prosper, but I want to make sure that all those that are involved with this vision act with the utmost empathy, respect, integrity and sense of responsibility when proceeding. Please make sure that all stop and ask yourselves how your actions would benefit all the people, not just you. We put our faith in you to think and plan with your conscious, not solely with your wallets.

Heart of Kensington is willing to work with the developer to negotiate "proper" development for Kensington. My wife and I stand behind them fully. We hope you will too on February 5th.

Thank you,

Todd Schmid

1/22/2008

001517

Irvin, Linda

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**From:** Vetter, Gary  
**Sent:** Wednesday, January 23, 2008 9:04 AM  
**To:** Irvin, Linda  
**Subject:** FW: Kensington Terrace Mixed-Use Project #105244

FYI

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**From:** Clerk, City  
**Sent:** Wednesday, January 23, 2008 9:03 AM  
**To:** Atkins, Councilmember; Faucett, Aimee; Faulconer, Council Member Kevin; Frye, Donna; Hueso, Councilmember Ben; Lujan, Magdalena; Madaffer, Councilmember Jim; Maienschein, Councilmember; Peters, Councilmember Scott; Pickens, Sonia; Soria, Patricia; Vetter, Gary; Yepiz, Lauren; Young, Anthony  
**Subject:** FW: Kensington Terrace Mixed-Use Project #105244

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**From:** Sherry Hopwood [mailto:ravenheart@cox.net]  
**Sent:** Tuesday, January 22, 2008 12:19 PM  
**To:** Clerk, City  
**Subject:** Kensington Terrace Mixed-Use Project #105244

Dear Mayor Sanders and all Council Members,

On February 5th, you will be listening to a public hearing appeal to the approval granted by the Planning Commission for a 3-story project called Kensington Terrace, planned for a full block on Adams between Marlborough & Edgeware in Kensington.

As a homeowner on Edgeware Road in Kensington, this project, in it's current state will have an extremely negative affect on the quality of life for myself and my neighbors. It sets a precedence that will open the way for more development of buildings with the same height and density thus adding traffic and strain on sewers and roads, to an early 1900's neighborhood with an infrastructure that was never developed to accommodate. We are not against development in our neighborhood but, as so many neighborhoods have fallen victim to un-intelligent development, our great City is losing it's history...piece by piece. Kensington is a lovely little town in the middle of some blighted areas that would do so much better if development of this size were to be deployed there. This project will place the highest building at the near end of Adams avenue that has no major ins and outs. Our neighborhood streets will become thoroughfares for people coming into the neighborhood to access the businesses that will be put into this large building. The square footage is larger than a normal sized Vons grocery store. It just doesn't make sense to put that at the end of Adams Avenue.

I urge you, vote in favor of our appeal and send this project back to the developer. Please take a step back, listen to the residents and not to big development for a moment. Show other communities that there can be a much better way for intelligent development by encouraging developers to work with residents instead of in spite of them. Show them that guidelines are just that, guidelines...not something to be stretched and used against the neighborhoods that they were devised for. Admit that in some cases, the system is not working and instead of using those guidelines as an excuse to allow the rape of our neighborhoods, take a bold stand and show the city that it's people are being heard and acted upon. Show the people who voted for you that you really do care about what we have to say.

1/23/2008



C01518

Sincerely,  
Sheryl (Sherry) Hopwood

8 year resident of Kensington and a member of Heart of Kensington  
4632 Edgeware Rd. , San Diego, CA 92116

001619

Irvin, Linda

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**From:** Vetter, Gary  
**Sent:** Wednesday, January 23, 2008 9:11 AM  
**To:** Irvin, Linda  
**Subject:** FW: Kensington Terrace Project

FYI

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**From:** Clerk, City  
**Sent:** Wednesday, January 23, 2008 9:04 AM  
**To:** Atkins, Councilmember; Faucett, Aimee; Faulconer, Council Member Kevin; Frye, Donna; Hueso, Councilmember Ben; Lujan, Magdalena; Madaffer, Councilmember Jim; Maienschein, Councilmember; Peters, Councilmember Scott; Pickens, Sonia; Soria, Patricia; Vetter, Gary; Yepiz, Lauren; Young, Anthony  
**Subject:** FW: Kensington Terrace Project

---

**From:** Cecily Channer-Schmid [mailto:thesmilingangels@msn.com]  
**Sent:** Tuesday, January 22, 2008 9:03 AM  
**To:** Atkins, Councilmember; Peters, Councilmember Scott; Young, Anthony; Madaffer, Councilmember Jim; Faulconer, Council Member Kevin; Hueso, Councilmember Ben; Frye, Donna; Clerk, City; HEARINGS1, HEARINGS1  
**Subject:** Kensington Terrace Project

Dear City Council,

As a member of the Kensington community, I write this e-mail to you to express my questions and concerns regarding the proposed planned development, Kensington Terrace. First and foremost, I want to say that I do not begrudge the developer for wanting to build on that lot. It takes no great intellectual leap to see that currently, (aside from the Gas station), it is not serving the community much and it is evident that the land is being under-utilized. What I am concerned about is how this property will be developed and how it will change the character of Kensington. My wife and I moved to this area, because of it's quiet charm and "small town" feel. Being in our 30's, and looking to start a family, we moved away from the hustle-bustle of areas like, ( and including), the downtown districts, where it seems construction and all the things that come with it, is perpetual. Now, it seems that "progress" will creep into our district as well and we are very concerned about the noise, congestion, and environmental pollution that this will generate. Now with the planned development of commercial and residential space, (why wasn't open or green/park space considered?), we understand that noise is inevitable on a construction site. We understand that the city ordinance states that work can be started at 7:00 a.m. Mon-Sat. What we request is that construction start at 8:00 a.m. instead. We also ask that every and all methods are employed to ensure that dust and debris are kept within the site. My wife, as well as other community members, suffers from asthma, so we implore you to make sure this area does not become an environmental hazard for the surrounding community.

My wife and I do not want Kensington to become another Hillcrest with traffic problems and congestion, and potentially more crime. Also, it seems apparent that Kensington cannot accommodate such a large project on it's main street. We can and do hope that the developers will keep in mind the surrounding community and how it will be affected negatively by their current choices. I have no issue with wanting this city and surrounding areas to grow and prosper, but I want to make sure that all those that are involved with this vision act with the utmost empathy, respect, integrity and sense of responsibility when proceeding. Please make sure that all stop and ask

1/23/2008

001920

yourselves how your actions would benefit all the people, not just you. We put our faith in you to think and plan with your conscious, not solely with your wallets.

Heart of Kensington is willing to work with the developer to negotiate "proper" development for Kensington. My wife and I stand behind them fully. We hope you will too on February 5th.

Thank you,

Todd Schmid

1/23/2008

001921

Irvin, Linda

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**From:** Clerk, City  
**Sent:** Wednesday, January 23, 2008 9:03 AM  
**To:** Atkins, Councilmember; Faucett, Aimee; Faulconer, Council Member Kevin; Frye, Donna; Hueso, Councilmember Ben; Lujan, Magdalena; Madaffer, Councilmember Jim; Maienschein, Councilmember; Peters, Councilmember Scott; Pickens, Sonia; Soria, Patricia; Vetter, Gary; Yepiz, Lauren; Young, Anthony  
**Subject:** FW: Kensington Terrace Mixed-Use Project #105244 at 4142 Adams Avenue

Have a nice day!  
Carmina

-----Original Message-----

**From:** David Friedman [mailto:dfdesign@cox.net]  
**Sent:** Tuesday, January 22, 2008 3:48 PM  
**To:** Atkins, Councilmember  
**Cc:** Peters, Councilmember Scott; Young, Anthony; Madaffer, Councilmember Jim; Faulconer, Council Member Kevin; Maienschein, Councilmember; Hueso, Councilmember Ben; Frye, Donna; Clerk, City; allard@teamaja.com  
**Subject:** Kensington Terrace Mixed-Use Project #105244 at 4142 Adams Avenue

Dear Toni and other councilmembers

I'm writing to you in support of Kensington Terrace Mixed-Use Project #105244 at 4142 Adams Avenue. The work that Kensington Partners has done in Kensington already has greatly improved the look and feel of the community. I feel that the project they are planning will only benefit the community.

Please don't let a small group of residents who are afraid of change stand in the way of this worthwhile project. I have every confidence that it will be handled wisely and safely for all Kensington and local residents.

Thank you

David Friedman  
4790 Lorraine Drive  
San Diego, CA 92115  
619-283-8867

Irvin, Linda 001522

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**From:** Clerk, City  
**Sent:** Wednesday, January 23, 2008 9:01 AM  
**To:** Atkins, Councilmember; Faucett, Aimee; Faulconer, Council Member Kevin; Frye, Donna; Hueso, Councilmember Ben; Lujan, Magdalena; Madaffer, Councilmember Jim; Maienschein, Councilmember; Peters, Councilmember Scott; Pickens, Sonia; Soria, Patricia; Vetter, Gary; Yepiz, Lauren; Young, Anthony  
**Subject:** FW: Kensington Terrace Mixed-Use Project #105244 at 4142 Adams Avenue

-----Original Message-----

From: chacho [mailto:chachoz@cox.net]  
Sent: Monday, January 21, 2008 8:10 PM  
To: Peters, Councilmember Scott; Faulconer, Council Member Kevin; Young, Anthony; Frye, Donna; Hueso, Councilmember Ben; Maienschein, Councilmember; Clerk, City; Madaffer, Councilmember Jim; Atkins, Councilmember  
Subject: Kensington Terrace Mixed-Use Project #105244 at 4142 Adams Avenue

>

My wife and I bought our house and have been residents at 4625 Marlborough Drive, Kensington, since 1991. Kensington Terrace Mixed- Use Project #105244 at 4142 Adams Avenue was appropriately and fairly evaluated by our neighborhood association, Ken-Tal, and was approved by the San Diego Planning Commission on November 15, 2007.

Please be aware that it is a very small group of residents who are now trying to stop the project by way of an appeal with the City Council. These same residents were informed about what was being considered for the property at the outset of the process, yet did not choose to become involved until the project was approved by our neighborhood and city representatives. They do not represent the views of the majority of Kensington residents, and they do not represent my views. I think Kensington Terrace will be a great addition to the community.

Please represent the majority opinion of Kensington residents by voting in February to uphold the Planning Commission's decision of approval for Kensington Terrace.

Thank you.  
Chacho Herman  
4625 Marlborough Drive  
San Diego, CA 92115  
619.521.15358

001923

Irvin, Linda

**From:** Vetter, Gary  
**Sent:** Wednesday, January 23, 2008 9:01 AM  
**To:** Irvin, Linda  
**Subject:** FW: Kensington Terrace Mixed-Use Project

FYI

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**From:** Clerk, City  
**Sent:** Wednesday, January 23, 2008 9:00 AM  
**To:** Atkins, Councilmember; Faucett, Aimee; Faulconer, Council Member Kevin; Frye, Donna; Hueso, Councilmember Ben; Lujan, Magdalena; Madaffer, Councilmember Jim; Maienschein, Councilmember; Peters, Councilmember Scott; Pickens, Sonia; Soria, Patricia; Vetter, Gary; Yepiz, Lauren; Young, Anthony  
**Subject:** FW: Kensington Terrace Mixed-Use Project

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**From:** PL [mailto:firstmasso@aol.com]  
**Sent:** Monday, January 21, 2008 9:01 PM  
**To:** Peters, Councilmember Scott; Faulconer, Council Member Kevin; Atkins, Councilmember; Young, Anthony; Maienschein, Councilmember; Frye, Donna; Madaffer, Councilmember Jim; Hueso, Councilmember Ben; Clerk, City  
**Cc:** 'Patty Linssen'; adamsavenue@sbcglobal.net  
**Subject:** Kensington Terrace Mixed-Use Project

The City of San Diego Council,

My name is PHILIP LINSEN  
 I am a board member of the ADAMS AVE BUSINESS ASSOCIATION, past president.  
 I live in Kensington at 5336 Marlborough Drive.  
 I own Commercial property on Adams Ave at 3817 Adams Ave  
 I own a business along Adam Avenue, called KENSINGTON VETERINARY HOSPITAL

Quick comments:

- I STRONGLY SUPPORT THIS PROJECT
- The project meets all the targets that were set by the community in numerous meetings I attended to develop the revised Mid-City plan update a few years ago.
- The project highlights the cities "CITY OF VILLAGES CONCEPT" with an extremely well designed mix of all the concepts the villages concept calls for.
- as a resident, I support densification along the commercial corridor, and not in the neighborhood.
- as a business owner, I support densification along the commercial corridor, so enhancing the commercial area and creating a business environment that uplifts all our businesses.

PLEASE SUPPORT THIS WORTHY PROJECT, BY A DEVELOPER WHO BELIEVES IN OUR NEIGHBORHOODS AND CARES.

Yours in the community,  
 Philip Linssen

**First Management Associates**  
 Iskate Inc. SDIA Inc. KVV Inc. Ken Properties  
 2560 First Ave #101 San Diego Ca 92103  
 Tel: 619-544-0943

1/23/2008

001924

FROM THE KENSINGTON HOME OF KEN CHAPPELL  
4811 EAST ALDER DRIVE

JANUARY 22, 2008

Council Member Toni Atkins  
City of San Diego  
202 C Street, MS #10A  
San Diego, CA 92101

RECEIVED  
CITY CLERK'S OFFICE  
08 JAN 23 AM 9:48  
SAN DIEGO, CALIF.

Dear Toni, (With copies sent to all Council Members)

I am writing in regards to the "Kensington Terrace Mixed-Use Project # 105244 at 4142 Adams Ave."

**HISTORY:** I BROUGHT MY HOME IN Kensington in 1960. At that time we had Tom Thumb's Market (The corner of Kensington and Adams Ave.), where Peevey Jeweler is now located. Across the street were Hugh's Bakery and the 5 & 10 Cent Store. On the Southeast corner of that block was Kensington Hardware. I used all these stores since they were a part of the Kensington Community. In the past two years other businesses have relocated in Kensington, ( A wine Bar, Mattress Store, and two new restaurants). This doesn't include the businesses that are part of the Kensington Plaza. Yes, Kensington is on the move and I support the change.

**KENSINGTON PLAZA:** When the Plaza was first proposed by Allard Jansen, I heard the same arguments that I am hearing now. None of those arguments came true. We have a well-designed complex that has staple retail businesses. Only one business has left and that was a used book store. I spend some of my retired time enjoying the patio that Allard designed at the corner of Marlborough and Adams Ave for open space for our community. I see people conducting business, visiting with friends, meeting new friends, and best of all is getting a chance to pet the neighborhood dogs.

**RESONS FOR APPROVING KENSINGTON TERRACE:** (1) Allard Jansen is a hands on owner. I personally observed Allard meeting on site with landscapers, maintenance, and other trades in making improvements to Kensington Plaza. This is the type of owner I want for our area. (2) The block in question will be developed. I feel Allard's design is best suited for this site and will add class to our neighborhood. In viewing the Planning Department hearing, several members commented that Allard had gone the extra mile to make his design a positive statement for Kensington. (3) The addition of corner patios, open court yards, and landscaping will add cost to the project, but Allard wants this project to be part of the Kensington Community.

**Ken Chappell, 4811 East Alder Drive, San Diego, 92116**

CC: City Clerk

001025

*Jennifer Trempe-Thomas  
Patrick Thomas  
4810 Canterbury Drive  
San Diego, Ca 92116*

RECEIVED  
CITY CLERK'S OFFICE  
08 JAN 23 AM 9:47  
SAN DIEGO, CALIF. (P)

January 22, 2008

City Clerk  
City of San Diego  
202 C Street MS# 10A  
San Diego, Ca 92101

Re: Kensington Terrace Mixed Use Property #105244 at 4142 Adams Avenue

Dear City Clerk,

This letter is to express our concern for the Kensington Terrace project at 4142 Adams Avenue as it is currently approved by the San Diego Planning Commission. As residents of Kensington, we do not want to see our precious village atmosphere destroyed by such a large, urban construction project. This may be a good project for a different area of town, but not for Adams Avenue. Even the Planning Commission Chairman Barry Schultz said that Kensington Terrace "would be a great project for El Cajon Boulevard," but that "this project doesn't fit Kensington." We are concerned not only about what it will do to the village atmosphere here but are also concerned that this project will increase traffic, make parking on the street and surrounding neighborhood more of a problem, and hurt our property values. As parents of a 17 month old who will soon be attending Kensington Pre School, the traffic is of particular concern as we walk from home or Pre School to the park and library. I urge you to vote against this project at the next council meeting on, February 5, 2008. Please do what you can to help keep Kensington the jewel that it is. We love our little village and want our son to grow up in the same "small town" community that his mother did. The developer claims that there is a "small minority" or residents who do not support this project. We are definitely not a small minority, many other Kensington residents feel as we do and we hope that they will write letters expressing their concern as well.

Sincerely,

*Jennifer Trempe Thomas*

Jennifer Trempe-Thomas

and

*Patrick Thomas*

Patrick Thomas


*Proud Kensington Residents*



001626

January 14, 2008

City Clerk  
City of San Diego  
202 C Street, MS #10A  
San Diego, CA 92101

RECEIVED  
CITY CLERK'S OFFICE  
08 JAN 23 AM 5:47  
SAN DIEGO, CALIF. 

Dear City Clerk,

I am writing to express my approval, satisfaction and encouragement of the Kensington Terrace project as proposed. I have been a resident of Kensington for the past forty years and I am looking forward to the completion of this project and what it will provide the community.

My major concern is and has been the traffic issue in the neighborhood. The city analysis shows the traffic status will improve with the new development. The most important traffic issue is the traffic congestion at Kensington Drive and Adams Avenue which I have addressed to The City of San Diego prior. I am glad to see that finally a traffic light will be installed there.

The residents of Kensington and surrounding areas need additional convenient, quality, safe establishments on Adams Avenue, most importantly within walking distance from their homes. The Kensington Terrace will provide a place to shop, eat and have such services for all.

Kensington Terrace will be a great enhancement to the neighborhood. Myself and my husband will definitely be customers. Please vote yes to this project.

Regards,



Sheila J. Davis-Levinson

001927

**Irvin, Linda**

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**From:** QueenShra@aol.com  
**Sent:** Wednesday, January 23, 2008 1:28 PM  
**To:** letters@uniontrib.com  
**Cc:** QueenShra@aol.com; info@forkensington.com; Mayor, Office of the; Peters, Councilmember Scott; Faulconer, Council Member Kevin; Atkins, Councilmember; Young, Anthony; Maienschein, Councilmember; Frye, Donna; Madaffer, Councilmember Jim; Hueso, Councilmember Ben; Clerk, City; Dinogeorge@aol.com  
**Subject:** Kensington Terrace Mixed-Use Project #105244

Dear *Union Tribune*, Mayor Sanders, and Councilmembers,

The following is a response to the 1/19 *Union Tribune* Letters concerning the Kensington Terrace Project:

Make no mistake---Kensington residents are overwhelmingly opposed to a three-story monstrosity looming large over their community, drawing unwanted congestion, visiting hardship on many residents, and exchanging a lovely view east for a developers brick-and-mortar cash cow.

Despite the diversionary issues and trivial "benefits" put forth by the developer, most residents recognize the inherent pitfalls accompanying this project.

According to a Heart of Kensington (HoK) group survey, 85--90 percent of residents are opposed to the project in its present form---hardly the "small group...rallying opposition through fear and misinformation," as falsely described in the developer's recent mailer.

The big picture concerning Kensington Terrace is decidedly negative for residents, and we trust that our opposition efforts will prevail in the February 5th Kensington Terrace appeal.

Sincerely,

Andrea and George Olshevsky  
4808 Kensington Dr.  
(619) 283-5320 (unlisted)

---

Start the year off right. Easy ways to stay in shape in the new year.

001628

**Irvin, Linda**

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**From:** Clerk, City**Sent:** Friday, January 25, 2008 8:07 AM**To:** Atkins, Councilmember; Faucett, Aimee; Faulconer, Council Member Kevin; Frye, Donna; Hueso, Councilmember Ben; Lujan, Magdalena; Madaffer, Councilmember Jim; Maienschein, Councilmember; Peters, Councilmember Scott; Pickens, Sonia; Soria, Patricia; Vetter, Gary; Yepiz, Lauren; Young, Anthony**Subject:** FW: Kensington Terrace Mixed-Use Project #105244 at 4142 Adams Avenue**Sandy Proa**

Public Information Supervisor

City of San Diego

202 C St MS 2A

San Diego, CA 92101

(619) 533-4006

sproa@sandiego.gov

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**From:** Richard Carswell [mailto:carswell@spawar.navy.mil]**Sent:** Thursday, January 24, 2008 4:27 PM**To:** Peters, Councilmember Scott; Faulconer, Council Member Kevin; Atkins, Councilmember; Young, Anthony; Maienschein, Councilmember; Frye, Donna; Madaffer, Councilmember Jim; Hueso, Councilmember Ben; Clerk, City**Cc:** info@kensingtonterrace.com**Subject:** Kensington Terrace Mixed-Use Project #105244 at 4142 Adams Avenue

Dear San Diego City Council Member,

My name is Rich Carswell and I live in Kensington (4555 Copeland Ave).

I support the Kensington Terrace Project. I live about 3 blocks south of the proposed location and believe it will be a wonderful addition to our community.

Thanks!

Richard Carswell

1/25/2008

001929

**Irvin, Linda**

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**From:** Clerk, City

**Sent:** Friday, January 25, 2008 8:07 AM

**To:** Atkins, Councilmember; Faucett, Aimee; Faulconer, Council Member Kevin; Frye, Donna; Hueso, Councilmember Ben; Lujan, Magdalena; Madaffer, Councilmember Jim; Maienschein, Councilmember; Peters, Councilmember Scott; Pickens, Sonia; Soria, Patricia; Vetter, Gary; Yepiz, Lauren; Young, Anthony

**Subject:** FW: Kensington Terrace Mixed-Use Project #105244--Objection regarding access to fire and emergency services

**Sandy Proa**

Public Information Supervisor  
City of San Diego  
202 C St MS 2A  
San Diego, CA 92101  
(619) 533-4006  
sproa@sandiego.gov

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**From:** Denise Richards [mailto:denise@deniserichardsrealestate.com]

**Sent:** Thursday, January 24, 2008 6:17 PM

**To:** Mayor, Office of the; Atkins, Councilmember; Peters, Councilmember Scott; Young, Anthony; Madaffer, Councilmember Jim; Faulconer, Council Member Kevin; Maienschein, Councilmember; Hueso, Councilmember Ben; Frye, Donna; Clerk, City

**Cc:** info@ForKensington.com; rrichards@proveninc.com; 'Bruce Burgener'; 'Gloria Hoff'; 'Tom Capp'; kcapp@oopsydaisy.com; 'Heidi & Doug Dromgoole'

**Subject:** Kensington Terrace Mixed-Use Project #105244--Objection regarding access to fire and emergency services

Dear Council Members,

I am writing to oppose the approval of the Kensington Terrace Mixed-Use project in its current form.

Aside from the aesthetic objections (a development of that size would obviously destroy the character of our historic community) I have a practical objection that I believe would open the City of San Diego to enormous liability because of delays in access to emergency services in the event of an emergency.

I understand that the city's traffic engineer has reviewed the planned project and made a determination that the level of additional traffic would be acceptable according to existing city guidelines; I do not believe, however, that the city's engineer has taken into account the "peninsular" nature of Kensington.

A development on the scale of Kensington Terrace could easily lead to a gridlock situation seriously delaying, or preventing entirely, emergency service vehicles from entering or leaving the

1/25/2008

001570

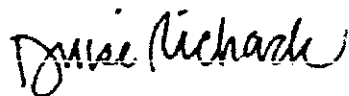
community in a timely manner. In order to understand my concern, you must consider that all access to the neighborhood north of Adams Avenue must come from one of 4 streets, 2 of which border the proposed project. There are no other alternatives. Cars waiting to enter or exit the garage of the proposed development could easily prevent traffic from flowing into OR out of the Kensington neighborhood for several minutes. Minutes which could mean the difference between life and death in an emergency where an ambulance or fire truck is stuck at a crowded intersection with no other way in or out.

I do not believe that this particular traffic situation was addressed by the city' engineer and for that reason you must not approve this project in its current form. Traffic patterns in a peninsular neighborhood must be evaluated by different standards than would be used in other neighborhoods.

As you know, it is very common for residents to blame the City when unforeseen problems arise in their neighborhood (Mt. Soledad is a prime example).

Here, you have been alerted to the potential hazards of approving a project whose traffic implications are quite literally "an accident waiting to happen."

If this project is approved and the resulting gridlock results in the loss of life or property, the blame will rest squarely on the City Council.



Denise Richards  
Real Estate Broker/Attorney  
4178 Norfolk Terrace  
San Diego, CA 92116  
(619) 997-8101  
Fax (619) 255-9040

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001931

COUNCIL MEMBER TODI ATKINS

RECEIVED  
CITY CLERK'S OFFICE

19 JANUARY 2008

DEAR MS. ATKINS:

08 JAN 25 AM 10:32

WE ARE TAKING THIS OPPORTUNITY TO EXPRESS OUR OPPOSITION TO THE PROPOSED KENSINGTON TERRACE MIXED USE PROJECT #105244, 4142 ADAMS AVE. WHICH IS SCHEDULED FOR YOUR CONSIDERATION ON FEB. 5, 2008. WHILE WE RECOGNIZE THAT PROPERTY OWNERS HAVE AN INHERENT RIGHT TO DEVELOP THEIR PARCELS, THIS PROJECT, AS CONSTITUTED, IS FAR TOO MASSIVE AND DENSE FOR THIS NEIGHBORHOOD. MOREOVER, IT IS PATENTLY CLEAR THAT POTENTIAL TRAFFIC IMPACTS HAVE BEEN SEVERELY AND SUBSTANTIALLY UNDERSTATED. TOWARD THAT END, CURRENT TRAFFIC AND RELATED PARKING VOLUME IS ALREADY OVERWHELMING THE CAPACITY OF BOTH MAJOR KENSINGTON FEEDER STREETS -- HARLBOROUGH AND KENSINGTON DRIVES. SIMPLY STATED, A PROJECT OF THIS PLANNED MAGNITUDE AND SCOPE WILL ONLY SERVE TO EXACERBATE ALREADY UNTEDEABLE NEIGHBORHOOD TRAFFIC FLOW, VOLUME, AND PARKING PROBLEMS. IN THE ABSENCE OF A CREDIBLE TRAFFIC IMPACTS STUDY AND REALISTIC, WORKABLE FIXES WE WILL BE COURTING CERTAIN DISASTER IF THIS PROJECT IS ALLOWED TO PROCEED AS PLANNED. YOUR SUPPORT IS URGENTLY NEEDED AND SOLICITED.

SINCERELY,

*Richard L. Bart*  
RICHARD L. BART

4880 KENSINGTON DR.  
SAN DIEGO, CA. 92116  
HOME TEL #: 619-563-5709  
CELL #: 605-350-0090

*Janice L. Bart*  
JANICE L. BART

CC: MAYOR JERRY SADDERS  
SCOTT PETERS  
KEVIN FALCOVER  
TODY YOUNG  
DONNA FRYE  
BRIAN MALENSCHEN  
JIM MADAFFER  
BEN HUBSO  
CITY CLERK